

UNOFFICIAL COPY



Doc#: 1205239081 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2012 11:38 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein, "Grantor"), whose address is 14221 Dallas Parkway Suite 1000, Dallas, TX 75254, for and in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to GRANTEE, RICHARD A. BALLE (herein "Grantee"), whose address is 12850 Middlebrook Rd #1000 Germantown, MD 20874 of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 7140 South Eberhart Avenue,
Chicago, IL 60619

Permanent Index Number: 20-27-201-034-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$60,000.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$60,000.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to grantee. The restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage of Deed of Trust.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See: 12 U.S.C. 1723a(c) (2).

To have and to hold said premises forever.

Dated this 13 day of December 2011.

When recorded return to:
TRACY MCMASTER
PERFORMANCE TITLE OF
MISSISSIPPI, LLC
125 COURT STREET
BAY ST. LOUIS, MS 39520

Send subsequent tax bills to:
RICHARD A. BALLE

This instrument prepared by:
STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

City of Chicago
Dept. of Finance
618813
2/21/2012 10:56
dr00315



Real Estate
Transfer
Stamp
\$150.00

Batch 4,188,462

S 13
P 13
S 11
SC 11
INT 11

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GRANTOR

Fannie Mac a/k/a Federal National Mortgage Association

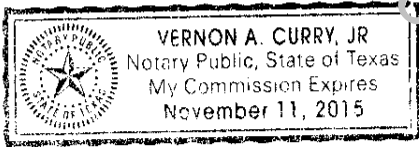
By: [Signature]
Printed Name: DIANA ROBINSON
Title: ASST VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

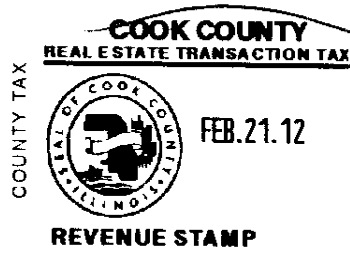
This instrument was acknowledged before me on 12/13/11, by [Signature], as ASST VICE PRESIDENT of Fannie Mac a/k/a Federal National Mortgage Association.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: Verna A. Curry
My commission expires: _____



REAL ESTATE TRANSFER TAX
00050.00
0000007971
FP 103037



REAL ESTATE TRANSFER TAX
00025.00
0000007808
FP 103042

Property address: 7140 South Eberhart Avenue, Chicago, IL 60619

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EXHIBIT A

[Legal Description]

LOT 1 IN JAMES A. GAVIN'S RESUBDIVISION OF LOTS 17 TO 24 INCLUSIVE IN BLOCK 3 IN WALTER S. DRAY'S ADDITION TO PARK MANOR, IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7140 SOUTH EBERHART AVENUE, CHICAGO, IL 60619

Property Index No. 20-27-201-034-0000

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

11-33845 (prs)

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