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FATIC# 2225236



Doc#: 1206204131 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2012 01:17 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C110S1H

Property of Cook County Clerk's Office

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Joseph Gavron, and Nick DeBello, as tenants in common**, ("Grantee").

For value received, Grantor hereby grants, conveys, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

319 Springfield, Park Forest, IL 60466
PIN#31-24-311-003-0000
Subject to: Taxes for year 2010 and subsequent years



See Legal Description attached hereto and made a part hereof

S Y
P 4
S N
SC Y
INT ID

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

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).

REAL ESTATE TRANSFER		02/27/2012
	COOK	\$19.00
	ILLINOIS:	\$38.00
	TOTAL:	\$57.00

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February 17, 2012

Fannie Mae a/k/a Federal National Mortgage Association

By Michael Fisher, Fisher and Shapiro, LLC
Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF)

I, Malgorzata Rejment, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this February 17, 2012

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Joseph Gavron and Nick DeBello
PO Box 87
FRANKFORT, IL 60423

This document was prepared by:
Fisher and Shapiro, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

190092000

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 26 IN BLOCK 26 IN LINCOLNWOOD CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1958 AS DOCUMENT NUMBER 17245364 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR1803326, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 31-24-311-003-0000 Vol. 0179 and 31-24-311-003-0000

Property Address: 713 Springfield, Park Forest, Illinois 60466

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$45,600.00 FOR A PERIOD OF THREE MONTHS 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 \$45,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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