

UNOFFICIAL COPY



Doc#: 1208347022 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2012 11:11 AM Pg: 1 of 3

GIT (322)

4408441 mur 111

MAIL TO:

Steven Nicholas
1060 Lake St
Hanover Park IL 60133

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 8 day of March, 2012., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Cesar Chirinos and Julie Chirinos**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

* AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

SEE ATTACHED EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$26,400 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 FOR GREATER THAN \$26,400 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. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **15-12-430-034-1035**
PROPERTY ADDRESS(ES):

7443 W Washington St Unit 607, Forest park, IL, 60130

UNOFFICIAL COPY

EXHIBIT A

STREET ADDRESS: 7443 W. WASHINGTON ST. UNIT 607
CITY: FOREST PARK **ZIP CODE:** 60130 **COUNTY:** COOK
TAX NUMBER: 15-12-430-034-1035

LEGAL DESCRIPTION:

UNIT 607 IN 7443 WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 4, 5 AND 6 TAKEN AS A TRACT IN SCHWASS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 30 IN THE RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4 AND RUNNING TO A POINT 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5, AND WEST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 AND RUNNING TO A POINT 5 FEET WEST OF THE NORTHEAST CORNER OF LOT 6.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25026856 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.