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Doc#: 1208312114 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2012 01:45 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C100WQR

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"), **4953 S Calumet Condominium Association**, ("Grantee").

For value received, Grantor hereby grants, remises, 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"):

4953 S Calumet Avenue, Unit 2S, Chicago, IL 60615
PIN#20-10-117-023-1004

Subject to: Taxes for year 2010 and subsequent years

See Legal Description attached hereto and made a part hereof

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).

FIRST AMERICAN TITLE order # 2179483

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March 13, 2012

Fannie Mae a/k/a Federal National Mortgage Association

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

STATE OF Illinois)
COUNTY OF Cook) SS)






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 March 13, 2012

Malgorzata Rejment
Notary Public

Mail Recorded Deed and
Future Tax Bills to:
4953 S Calumet Condominium
Association
4953 S Calumet Avenue, Unit 2S
Chicago, IL 60615

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

REAL ESTATE TRANSFER	03/16/2012
	CHICAGO: \$116.25
	CTA: \$46.50
	TOTAL: \$162.75
20-10-117-023-1004 20120301601600 KAVGJX	

REAL ESTATE TRANSFER	03/16/2012
 	COOK \$7.75
	ILLINOIS: \$15.50
	TOTAL: \$23.25
20-10-117-023-1004 20120301601600 A1N8GB	

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2S IN THE 4953 S. CALUMET AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 IN BLOCK 1 IN HARDINS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 THE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0609727044 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0609727044.

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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 \$18,001.20 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 \$18,001.20 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.

Office of Cook County Clerk's Office