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Doc#: 1212112007 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2012 08:44 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C1203B7

FIRST AMERICAN TITLE
ORDER # 2255118

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"), **Lubo Zhou and Binjiang Fan, Husband and Wife, as Joint Tenants** ("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"):



445 N. Cambridge Drive, Palatine, IL 60067
PIN#02-16-215-111-0000
Subject to: Taxes for year 2011 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).

| REAL ESTATE TRANSFER | | 04/20/2012 |
|---|---------------|-----------------|
|  | COOK | \$35.00 |
|  | ILLINOIS: | \$70.00 |
| | TOTAL: | \$105.00 |

02-16-215-111-0000 | 20120401602592 | CG6MB2

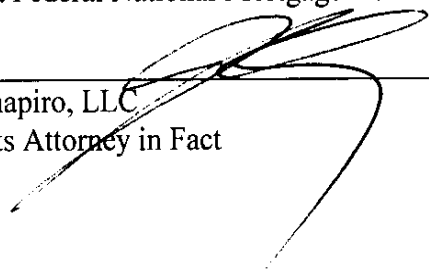
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April 17, 2012

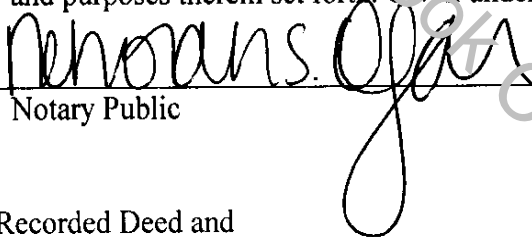
Fannie Mae a/k/a Federal National Mortgage Association

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



STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Deborah S Ozanic, 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 April 17, 2012


Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Lubo Zhou and Binjiang Fan
445 N. Cambridge Drive
Palatine, IL 60067

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

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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 \$84,000.00 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 \$84,000.00 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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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 3 IN CORNELL LAKES APARTMENTS UNIT 1, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW THE ELEVATION OF 793.40 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 19.89 FEET; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE THE CONTINUING SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 11.20 FEET; THENCE NORTH 73 DEGREES, 23 MINUTES, 31 SECONDS WEST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 16 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING;

ALSO THAT PART OF SAID LOT 3 LYING BELOW THE ELEVATION OF 793.55 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 26.62 FEET; THENCE NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 23.30 FEET; THENCE SOUTH 16 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 18.37 FEET; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 4.58 FEET; THENCE SOUTH 16 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 6.05 FEET; THENCE NORTH 73 DEGREES, 23 MINUTES, 31 SECONDS WEST, A DISTANCE OF 27.88 FEET TO THE POINT OF BEGINNING;

ALSO THAT PART OF SAID LOT 3 LYING ABOVE THE ELEVATION OF 793.55 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 26.66 FEET; THENCE NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 24.40 FEET; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 22.73 FEET; THENCE SOUTH 16 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 24.40 FEET; THENCE NORTH 73 DEGREES, 23 MINUTES, 31 SECONDS WEST, A DISTANCE OF 22.73 FEET TO THE POINT OF BEGINNING;

ALSO THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 11.20 FEET; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 16 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 11.20 FEET; THENCE NORTH 73 DEGREES, 23 MINUTES, 31 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

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ALSO THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 26.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73 DEGREES, 23 MINUTES, 31 SECONDS EAST, A DISTANCE OF 27.88 FEET; THENCE NORTH 16 DEGREES, 36 MINUTES, 29 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 73 DEGREES, 23 MINUTES, 31 SECONDS WEST, A DISTANCE OF 27.88 FEET; THENCE SOUTH 16 DEGREES, 36 MINUTES, 29 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 87292350, AND IN THE AMENDMENT AND RESTATEMENT OF EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AS DOCUMENT 0506949248, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 41512 TO RICHARD JACKLOW AND HARRY JACKLOW RECORDED JUNE 12, 1987 AS DOCUMENT 873211699, FOR WALKS, DRIVEWAYS, INGRESS AND EGRESS, PARKING AND RECREATIONAL FACILITIES, OVER SUCH PORTIONS OF THE FOLLOWING PROPERTY AS FALLS IN COMMON AREAS, AS COMMON AREAS ARE DEFINED IN SAID DECLARATION OF EASEMENT:

LOTS 1 AND 2, THE SOUTH 60 FEET OF LOT 3 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), AND ALL OF LOT 4 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), IN ARTHUR J. MCINTOSH AND COMPANY'S PALATINE FARMS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND ALSO THAT PART OF LOT 8 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.