

# UNOFFICIAL COPY



Doc#: 1215135024 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/30/2012 10:02 AM Pg: 1 of 4

1st AMERICAN TITLE order # 2265333

SPECIAL WARRANTY DEED  
REO CASE No: C1116VP

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"), **James Holiday, Single person and not in civil union**, ("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"):

**27 E. 113th Place, Chicago, IL 60628**  
**PIN#25-22-110-010-0000 and 25-22-110-011-0000**  
**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).

S Y  
P 4  
S N  
SC Y  
INT D

REAL ESTATE TRANSFER	05/03/2012
CHICAGO:	\$67.50
CTA:	\$27.00
<b>TOTAL:</b>	<b>\$94.50</b>

25-22-110-010-0000 | 20120401604912 | JMKQ1G

REAL ESTATE TRANSFER	05/03/2012
COOK:	\$4.50
ILLINOIS:	\$9.00
<b>TOTAL:</b>	<b>\$13.50</b>

25-22-110-010-0000 | 20120401604912 | TVAACB

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April 27, 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 April 27, 2012

Malgorzata Rejment  
Notary Public



Mail Recorded Deed and

Future Tax Bills to:

James Holiday

27 E. 113th Place

Chicago, IL 60628

10149 Union

Chicago IL 60628

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

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOTS 22 AND 23 IN BLOCK 3 IN KIONKA'S SUBDIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSORS DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-22-110-010-0000 Vol. 0290 and 25-22-110-010-0000 Vol. 0290

Property Address: 27 East 113th Place, Chicago, Illinois 60628

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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 \$10,440.00 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 \$10,440.00 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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