

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)

**MAIL TO:**

PARTNERS IN CHARITY, INC.  
613 WEST MAIN STREET  
WEST DUNDEE, IL 60118

**NAME & ADDRESS OF TAXPAYER:**

PARTNERS IN CHARITY, INC.  
613 WEST MAIN STREET  
WEST DUNDEE, IL 60118



Doc#: 1220644068 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2012 01:05 PM Pg: 1 of 4

RECORDER'S OFFICE

THIS AGREEMENT, made this 7/26/11, between  
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 DALLAS PKWY #1000, DALLAS, TX 75254, and

PARTNERS IN CHARITY, INC.  
613 WEST MAIN STREET, WEST DUNDEE, IL 60118, Grantee.

WITNESSETH, that the Grantor, for and in consideration of ONE THOUSAND AND 00/100 (\$1,000.00) DOLLARS and in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

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).

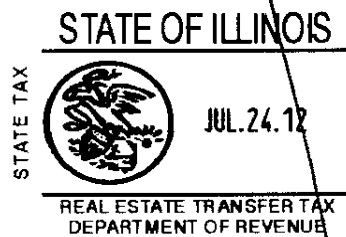
City of Chicago  
Dept. of Finance  
624697



Real Estate  
Transfer  
Stamp  
\$10.50

Batch 5,035,904

7/24/2012 11:58  
dr00764



REAL ESTATE TRANSFER TAX
0000.100
# 0000010520
FP 103037

*SPRAXSON INTL*

*3 pages*

*\$50.00*

# UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ \_\_\_\_\_ FOR A PERIOD OF \_\_\_\_\_ 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 OF GREATER THAN \$ \_\_\_\_\_ FOR A PERIOD OF \_\_\_\_\_ 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.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Index Number(s) 20-10-102-029-1037  
 Property Address: 4725 SOUTH MICHIGAN AVENUE 4B, CHICAGO, IL 60615

Dated this 1-26-11

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Authorized Representative, the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: Jeanette M. Shaffer  
 JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY

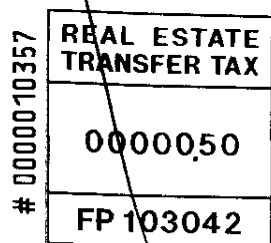
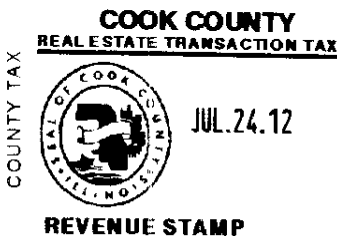
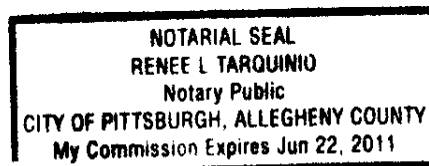
STATE OF PENNSYLVANIA }  
 COUNTY OF ALLEGHENY } SS

I, Renee L Tarquinio a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanette M. Shaffer, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such authorized representative, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1/26/11.  
Renee L Tarquinio

Notary Public

Commission expires 6/22/11



# UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required)

Cook COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Frank F. Dec, Esq.

8940 Main Street

Clarence, NY 14031

Our File No. ANA201101513

EXEMPT under provisions of Paragraph

Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

*Janette M. ...*  
Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

PARCEL 1:

UNIT 4B IN 4725 S. MICHIGAN CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32.5 FEET OF LOT 20, ALL OF LOT 19, AND THE NORTH 2.5 FEET OF LOT 18 IN BLOCK 1 (EXCEPT THE WEST 17 FEET OF SAID LOTS 18, 19, AND 20 TAKEN FOR WIDENING MICHIGAN AVENUE) IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST 1/4 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 A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634118073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF P-\_, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0634118073.

TAX MAP OR PARCEL ID NO.: 20-10-102-029-1037

PROPERTY COMMONLY KNOWN AS: 4725 SOUTH MICHIGAN AVENUE 4B, CHICAGO, IL 60615