



SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 1220731042 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2012 12:04 PM Pg: 1 of 4

2/2

MAIL TO: Buyer
Marc W. Sargis
Law Offices of Marc W. Sargis
7366 N. Lincoln Ave., Ste. 206
Lincolnwood, IL 60712

NAME & ADDRESS OF TAXPAYER:
Roza Boutros
6250 Francisco Ave. #2BW
Chicago, IL 60659

PREMIER TITLE

THE GRANTOR: Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remit, Release, Alien and Convey to Roza Boutros, 2528 W. Farragut Ave., Chicago IL 60625, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:


SEE LEGAL DESCRIPTION ATTACHED HERETO
SEE EXHIBIT C ATTACHED HERETO

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 party of the second part, his/her heirs and assigns forever.



And the party of the first part, for itself, and its successors, does covenant, promise and agree, on and with the party of the second part, his/her 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 incumbered 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: **NONE**

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 13-01-113-040-1023
Property Address: 6250 Francisco Ave. #2BW, Chicago, IL 60659

REAL ESTATE TRANSFER		07/24/2012
	CHICAGO:	\$412.50
	CTA:	\$165.00
	TOTAL:	\$577.50

13-01-113-040-1023 | 20120601601852 | 5UPDAQ

REAL ESTATE TRANSFER		07/24/2012
	COOK	\$27.50
	ILLINOIS:	\$55.00
	TOTAL:	\$82.50

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UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Attorney-In-Fact, this X 17th day of X July, 2012.

Name of Corporation: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC, its Attorney-In-Fact

IMPRESS
CORPORATE
SEAL HERE

By X Thomas J Anselmo (SEAL)
Authorized Member - Thomas J. Anselmo

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

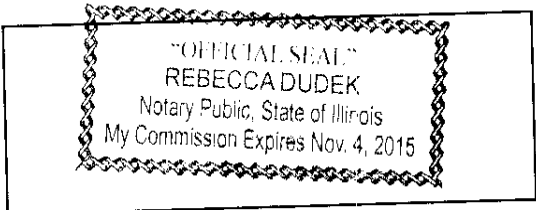
STATE OF Illinois)
County of DeKalb)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Attorney-In-Fact, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this X 17th day of July, 2012

X Rebecca Dudek
Notary Public

My commission expires on X Nov 4, 2015



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 6250 Francisco Ave. #2BW, Chicago, IL 60659

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE653

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$66,000.00 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 OF GREATER THAN \$66,000.00 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 THE GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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EXHIBIT 'A' Legal Description

File Number: 2012-04230-PT

UNIT NUMBER 50-2BW IN THE FRANCISCO-ROSEMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 4 INCLUSIVE IN BLOCK 6 IN THOMAS J. GRADY'S SIXTH GREEN BRIAR ADDITION TO NORTH EDGEWATER A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, 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 NUMBER 25203500, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 6250 N. Francisco Ave., #2BW, Chicago, IL 60659

PERMANENT INDEX NUMBER: 13 01-113-040-1023

Property of Cook County Clerk's Office