



Doc#: 1223347022 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/20/2012 12:16 PM Pg: 1 of 3

(Team) (811-12)

4411200 1/2

MAIL TO:

Thomas Bucard
53 W. Jackson #820
CHICAGO IL. 60604

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 23 day of July, 2012, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Melitza Huertas and Virginia Huertas**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$69,000 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 FOR GREATER THAN \$69,000 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 GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **13-31-124-050-1004**
PROPERTY ADDRESS(ES):

2045 North Harlem Avenue Unit 2W, Chicago, IL, 60707

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UNOFFICIAL COPY

Fannie Mae a/k/a Federal National
Mortgage Association

Katherine G. File

By

AS ATTORNEY IN FACT

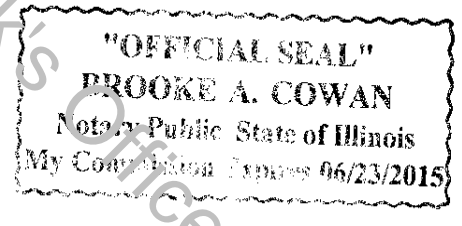
STATE OF IL)
COUNTY OF COOK) SS

I, BROOKE A. COWAN the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KATHERINE G. FILE, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 23 day of July, 2012
BROOKE A. COWAN
NOTARY PUBLIC

My commission expires 06/23/15



This Instrument was prepared by - Cari Ritchie
PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602




PLEASE SEND SUBSEQUENT TAX BILLS TO: 9 miles address
MELITZA HUERTAS
2045 N. HARLEM #2W
CHICAGO ILL. 60707

UNOFFICIAL COPY**EXHIBIT A**

UNIT NUMBER 2045-2W, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE NORTH 16.25 FEET OF LOT 36 ALL OF LOT 37 AND THE SOUTH 5 FEET OF LOT 38 IN BLOCK 3 IN CHARLES CHRISTMANN'S 2ND HILLSIDE ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE WEST 1/3 OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CITIZENS BANK AND TRUST COMPANY, A CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1972, KNOWN AS TRUST NUMBER 66-1721, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22211099, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		08/13/2012
	COOK	\$28.75
	ILLINOIS:	\$57.50
	TOTAL:	\$86.25
13-31-124-050-1004 20120601601162 WF6ACX		

REAL ESTATE TRANSFER		08/13/2012
	CHICAGO:	\$431.25
	CTA:	\$172.50
	TOTAL:	\$603.75
13-31-124-050-1004 20120601601162 70MHEJ		