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12243110200

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 1224311020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2012 08:55 AM Pg: 1 of 3

Preparer File: C120V7B
FATIC No.:

Property of Fannie Mae
OFFICIAL

THE GRANTOR, Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Performance Enterprises Fund, LLC, of 1140 N LA SALLE DR UNIT 531 CHICAGO, IL 60610 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed to, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor. **GRANTEE HEREIN SHALL BE PROHIBITED FROM**

CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$60,300.00 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 \$60,300.00 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.

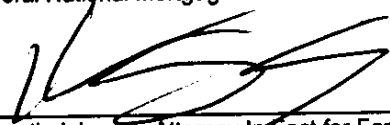
Permanent Real Estate Index Number(s): 17-04-404-035-1145

Address(es) of Real Estate: 1140 N LA SALLE DR UNIT 531
CHICAGO, IL 60610

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney In Fact for Fannie Mae, and attested by its this:

19th day of August, 2012

Federal National Mortgage Association

By: 
Kenneth Johnson, Attorney In Fact for Fannie Mae

1st AMERICAN TITLE order # 2312791
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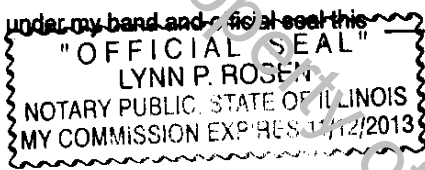
First American
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF Joliet SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Johnson, Attorney In Fact for Fannie Mae personally known to me to be the Attorney In Fact of the Federal National Mortgage Association and , personally known to me to be the Attorney In Fact of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Kenneth Johnson Attorney In Fact for Fannie Mae and they 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 use and purposes therein set forth.

Given under my hand and seal at Joliet this 14th day of August, 2012.



Lynn P. Rosen
Notary Public

Exempt under provisions of paragraph _____ Section 32-45, real estate transfer tax law.
Dated: _____

[Signature]
Signature of Buyer, Seller, or Representative

Prepared by:
Johnson, Blumberg & Associates
230 W. Monroe Street Suite 1100
Chicago, IL 60606

Mail to:
Performance Enterprises Fund, LLC
~~1140 N. LaSalle Street #531~~ 667 Fairway Lane
~~Chicago, IL 60610~~ Frankfort IL 60423

Name and Address of Taxpayer:
LLC Performance Enterprises Fund
~~1140 N. LaSalle Street #531~~ 667 Fairway Lane
~~CHICAGO, IL 60610~~ Frankfort, IL 60423

REAL ESTATE TRANSFER	08/15/2012
	CHICAGO: \$378.75
	CTA: \$151.50
	TOTAL: \$530.25
17-04-404-035-1145 20120801602476 1K0LU9	

REAL ESTATE TRANSFER	08/15/2012
	COOK \$25.25
	ILLINOIS: \$50.50
	TOTAL: \$75.75
17-04-404-035-1145 20120801602476 C6YBMJ	

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Exhibit "A" – Legal Description

UNIT 531 IN THE FLATS ON LASALLE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21, IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT NUMBER 10786564) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER 0616034019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

