

# UNOFFICIAL COPY



Doc#: 1225547024 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/11/2012 11:08 AM Pg: 1 of 3

9-10  
TEAR  
GIT

40000511T (1/1)

MAIL TO:

ANTHONY MONTEONA  
4211 W. IRVING-PARK  
CHICAGO IL 60641  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 8 th day of August, 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 **GCD Properties, LLC**, 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 \$32,100 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 \$32,100 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): **25-12-418-085-0000**  
PROPERTY ADDRESS(ES):

10126 S Yates Ave, Chicago, IL, 60617

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Fannie Mae a/k/a Federal National  
Mortgage Association

William H. File  
By

AS ATTORNEY IN FACT

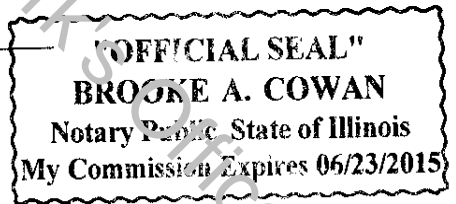
STATE OF IL )  
COUNTY OF COOK ) SS

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 8 day of August, 2012.

Brooke A. Cowan  
NOTARY PUBLIC  
06/23/15

My commission expires



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

REAL ESTATE TRANSFER 08/30/2012



CHICAGO: \$202.50  
CTA: \$81.00  
TOTAL: \$283.50

25-12-418-085-0000 | 20120701603658 | SNANUB

PLEASE SEND SUBSEQUENT TAX BILLS TO:

GCD PROPERTIES LLC  
796 W. BARTLETT RD.  
BARTLETT, IL 60103

REAL ESTATE TRANSFER 08/30/2012



COOK \$13.50  
ILLINOIS: \$27.00  
TOTAL: \$40.50

25-12-418-085-0000 | 20120701603658 | CC9HBD

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## EXHIBIT A

LOT 9 (EXCEPT THE NORTH 3 FEET) AND THE NORTH 1/2 OF LOT 10  
IN BLOCK 28 IN CALUMET TRUSTS SUBDIVISION IN SECTION 12,  
BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP  
37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
AND FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE  
IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, AS PER PLAT THEREOF RECORDED DECMEBER 30, 1925, AS  
DOCUMENT NO. 9137462, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office