

UNOFFICIAL COPY



Doc#: 1225733036 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2012 09:41 AM Pg: 1 of 3

120346804683

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MAIL TO:  
Serrato Law Ltd.  
2409 S. Oakley  
Chicago IL 60608  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 25 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 **Carlos Santiago and Maria D Santiago**, 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 \$38,400 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 \$38,400 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): **16-28-416-021-0000**  
PROPERTY ADDRESS(ES):

5048 West 29th Place, Cicero, IL, 60804

**ATGF, INC.**

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**Fannie Mae a/k/a Federal National Mortgage Association**

Katherine A. Ite  
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. ITE, 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 25 day of July, 2012.

BROOKE A. COWAN  
NOTARY PUBLIC

My commission expires 06/23/15

"OFFICIAL SEAL"  
BROOKE A. COWAN  
Notary Public, State of Illinois  
My Commission Expires 06/23/2015

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

Real Estate Transfer Tax **\$300**  
 Real Estate Transfer Tax **\$10**  
 Real Estate Transfer Tax **\$10**

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Carlos Santiago  
5048 W. 29th Place  
Cicero, IL 60804

REAL ESTATE TRANSFER		08/24/2012
	COOK	\$16.00
	ILLINOIS:	\$32.00
	TOTAL:	\$48.00

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## EXHIBIT A

LOT 24 IN BLOCK 8 IN JOHN CUDAHY'S MORTON PARK ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office