

# UNOFFICIAL COPY

R4411506 41

(RQ)

GIT (9-27)



Doc#: 1227257265 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2012 11:57 AM Pg: 1 of 4

MAIL TO: Robert Guzalde  
~~Shukai Zhang and Lan Zhou~~  
6650 N Northwest Hwy  
Chicago IL 60631

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

4411506 0111  
THIS INDENTURE, made this 5 day of September, 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 **Shukai Zhang and Lan Zhou** <sup>AS JOINT TENANTS</sup>, 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 \$156,120 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 \$156,120 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): 04-09-412-030-1003

PROPERTY ADDRESS(ES):

2005 Walters Ave Unit 2005, Northbrook, IL, 60062

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**STREET ADDRESS:** 2005 WALTERS AVENUE, #2005  
**CITY:** NORTHBROOK      **ZIP CODE:** 60062  
**TAX NUMBER:** 04-09-412-030-1003

**COUNTY:** COOK

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 2005 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAURAL TOWN HOMES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED ON DECEMBER 8, 2006 AS DOCUMENT NUMBER 0634209128, AS AMENDED AS DESCRIBED UPON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY: PARCEL 1: LOT 1 (EXCEPT THE EAST 4 FEET THEREOF) AND LOT 2 IN LORENZ, MURPHY & JACOBSEN SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 153 FEET OF THE EAST 440.0 FEET OF THE NORTH 450 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 33.0 FEET TAKEN FOR HIGHWAY) ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2341082. PARCEL 2: LOT 1 (EXCEPT THAT PART OF LOT 1 OF E. KLANERS SUBDIVISION IN THE SOUTH 1/3 OF THE SOUTH 1/2 OF SECTIONS 9 AND 10, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1907 AS DOCUMENT NO. 3991363, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 30 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 53.06 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 24 DEGREES 33 MINUTES 52 SECONDS WEST ALONG THE SOUTHWESTERLY EXTENSION OF SAID EASTERLY LINE, 9.81 FEET TO A LINE 4.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 1 AFORESAID; THENCE SOUTH 00 DEGREES 30 MINUTES 45 SECONDS WEST ALONG SAID PARALLEL LINE, 44.13 FEET TO THE SOUTH LINE OF LOT 1; THENCE SOUTH 89 DEGREES 56 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE, 4.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.004 ACRES (194 SQ. FT.) OF THE LAND, AS CONVEYED IN THE DEED RECORDED AS DOCUMENT NUMBER 95026633) AND (EXCEPT THAT PART OF LOT 1 OF E. KLANERS SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTIONS 9 AND 10, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1907 AS DOCUMENT NO. 3991363, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON

(SEE ATTACHED)

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## LEGAL DESCRIPTION CONTINUED.

AN ASSUMED BEARING OF SOUTH 34 DEGREES 33 MINUTES 52 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 121.85; THENCE NORTH 21 DEGREES 02 MINUTES 32 SECONDS EAST 83.91 FEET; THENCE WESTERLY ALONG AT TANGENTIAL CURVE, CONCAVE WESTERLY, RADIUS 21.00 FEET, CENTRAL ANGLE 102 DEGREES 58 MINUTES 50 SECONDS 37.74 FEET; THENCE NORTH 81 DEGREES 56 MINUTES 18 SECONDS WEST ALONG TANGENT, 30.27 FEET TO THE NORTH LINE OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 56 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE 67.15 FEET TO POINT OF BEGINNING, CONTAINING 0.19 ACRES OF THE LAND, AS CONVEYED IN THE DEED RECORDED AS DOCUMENT NUMBER 95026642) AND LOT 2 IN E. KLANERS SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTIONS 9 AND 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PLCE-4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office