

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
CHS1512627462012903
THE GRANTOR, Federal National Mortgage Association

Doc#: 1227942003 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2012 08:27 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, do on this 10 day of Sept, 2012, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Double M Mazel LLC, 2539 West Peterson, Chicago, IL 60659

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 25-12-424-091

ADDRESS OF REAL ESTATE 10244 S. Crandon Ave, Chicago, IL 60617

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ and attested by _____ the day and year written above.

Exempt under provision of Paragraph b
Section 31-45, Real Estate Transfer Tax Act.

Stuart Kessler
Seller's Representative

Federal National Mortgage Association

JENNIFER MAGRETT
FIRST VICE PRESIDENT

STATE OF Texas

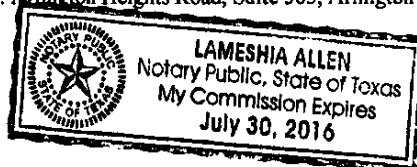
COUNTY OF Dallas

I, Lameshia Allen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JENNIFER MAGRETT personally known to be FIRST VICE PRESIDENT of Federal National Mortgage Association, and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 10 day of Sept, 2012
Commission expires _____, 20____
Lameshia Allen
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

BOX 333-CT



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INT 14

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$26,400.00 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 OF GREATER THAN \$26,400.00 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.

10244 S. Crandon Ave.
Chicago, IL 60617

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

LOT 37 (EXCEPT THE NORTH 30 FEET THEREOF) ALSO THAT PART OF THE VACATED ALLEY AND PART OF LOT 18 LYING BETWEEN THE SOUTH LINE OF THE NORTH 30 FEET OF SAID LOT 37 AND THE SOUTH LINE OF SAID LOT 37 PRODUCED WEST 124 FEET FROM THE EAST LINE THEREOF IN RESUBDIVISION OF PARTS OF BLOCKS 184, 185, AND 186 IN L. FRANK AND COMPANY'S RESUBDIVISION OF CERTAIN BLOCKS IN SOUTH CHICAGO, BEING THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 12 AND 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AND SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND ALSO PART OF EAST 102ND STREET VACATED BY ORDINANCE JULY 25, 1927, IN COOK COUNTY, ILLINOIS.

10244 S. Crandon Ave.
Chicago, IL 60617

REAL ESTATE TRANSFER 09/25/2012

COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

25-12-424-091-0000 | 20120901600724 | 595Z2W

REAL ESTATE TRANSFER 09/25/2012

CHICAGO:	\$165.00
CTA:	\$66.00
TOTAL:	\$231.00

25-12-424-091-0000 | 20120901600724 | QGNPAD

Mail to:

GUTNICKI LLP

8320 Skokie Blvd., Suite 100

Skokie, IL 60077

Attn: Jeremy Meisel

Send Subsequent Tax Bills To:

DWA Property Management

2359 W. Peterson

Chicago, IL 60659