



2010-07981
SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Limited Liability Company)

Doc#: 1230655027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/01/2012 09:57 AM Pg: 1 of 3

THE GRANTOR:

Federal National Mortgage Association a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to

EAW Holdings, LLC

PREMIER TITLE

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 935 N. Central Avenue, Wood Dale, IL 60191, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT E OF 106 GANT CIRCLE, OF VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE E OF 106 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE E OF 106 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

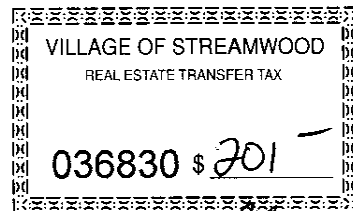
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL. WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 06-14-428-015-1144

Address(es) of Real Estate: 106 Gant Circle, Unit E, Streamwood, IL 60107

SEE EXHIBIT C ATTACHED HERETO



UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Member, this X 15 day of X October, 2012.

NAME OF CORPORATION: Federal National Mortgage Association by: Freedman Anselmo Lindberg LLC as its Attorney-In-Fact

BY: [Signature]
Authorized Member - Thomas J. Anselmo

IMPRESS
CORPORATE
SEAL HERE

IMPRESS
NOTARIAL
SEAL HERE

State of X ILLINOIS, County of X DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X Thomas J. Anselmo personally known to me to be the Authorized Member of Freedman Anselmo Lindberg LLC as Attorney-In-Fact for Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such Authorized Member, 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 uses and purposes therein set forth.

Given under my hand and official seal, this X 15 day of X October 2012

Commission expires X 4-30 2014 X Christine R. Bithwick
NOTARY PUBLIC

Property Address: 106 Gant Circle, Unit E, Streamwood, IL 60107

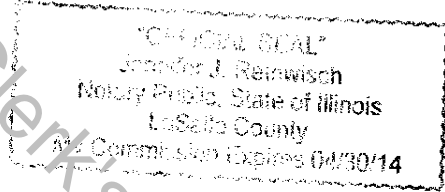
THIS INSTRUMENT WAS PREPARED BY:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Ste 333
Naperville, IL 60563



MAIL TO:
The Fitzgerald Law Firm P.C.
Daniel Fitzgerald
1280 Iroquois Avenue, Suite 100
Naperville, IL 60563

OR RECORDERS OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
EAW Holdings, LLC
935 N. Central Avenue
Wood Dale, IL 60191



PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

REAL ESTATE TRANSFER	10/30/2012
 	COOK \$33.50
	ILLINOIS: \$67.00
	TOTAL: \$100.50

UNOFFICIAL COPY

EXHIBIT C

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$79,920.00 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 \$79,920.00 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 THE GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property of Cook County Clerk's Office