

UNOFFICIAL COPY



Doc#: 1234149000 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/06/2012 08:53 AM Pg: 1 of 3

Doc#: 1222926084 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2012 11:27 AM Pg: 1 of 3

120346806850

MAIL TO:

X Shawn Foley
1009 Grand # 205
Franklin Park IL 60131

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

*PLEASE RE-RECORD THE DEED TO CORRECT THE GRANTEE'S NAME

THIS INDENTURE, made this 13 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 ~~the~~ **Fern Haven 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 \$60,000.00 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 FOR GREATER THAN \$60,000.00 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

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): **12-29-108-014**
PROPERTY ADDRESS(ES):

**10926 WEST GRAND AVENUE, MELROSE PARK, IL,
60164**

A GF, INC.

12/13/12
10926 WEST GRAND AVENUE
MELROSE PARK, IL 60164

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

Katherine G. Gill
By

AS ATTORNEY IN FACT

REAL ESTATE TRANSFER	07/31/2012
 	COOK \$25.00
	ILLINOIS: \$50.00
	TOTAL: \$75.00
12-29-108-014-0000 20120701601492 ALNFJM	

STATE OF IL)
) SS
COUNTY OF COOK)

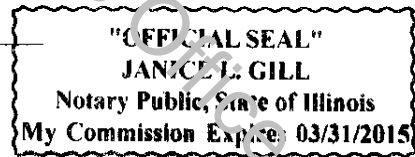
I, Janice L. Gill the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. Gill, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 13 day of July, 2012

Janice L. Gill
NOTARY PUBLIC

My commission expires

3/31/15



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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

X ~~10926 W. GRAND~~ FEAR HAVEN LLC
101 VILLAGE DRIVE
MELROSE PARK ILL 60164 NORTHLAKE IL 60164

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EXHIBIT A

LOT 223 IN FREDERICK H. BARTLETT'S GRAND FARMS UNIT "G"
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION
29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5,
1939 AS DOCUMENT NUMBER 12336083, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office