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Doc#: 1300841000 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2013 09:11 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C1205JP

First American Title
Order # 2273618
10/1

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **JinSheng Huang, a single person ~~not in a civil union~~** ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

4317 Wenonah Ave., Stickney, IL 60402

PIN#19-06-302-007-0000

Subject to: Taxes for year 2012 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).



VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX

DATE Nov. 29, 2012
AMOUNT PAID \$ 165.00

S Y
P 4
S N
SC Y
INT 11

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November 28, 2012

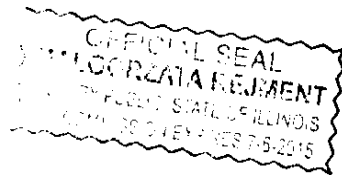
Fannie Mae a/k/a Federal National Mortgage Association

By Fisher and Shapiro, LLC
Michael Fisher Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Malgorzata Rejment, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this November 28, 2012

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Jinsheng Huang
~~4317 Wenonah Ave.~~ 1180 S. Cuyler Ave
~~Stickney, IL 60402~~ Oak Park, IL 60304

This document was prepared by:
Fisher and Shapiro, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

REAL ESTATE TRANSFER		11/30/2012
	COOK	\$16.50
	ILLINOIS:	\$33.00
	TOTAL:	\$49.50
19-06-302-007-0000 20121101605653 CT85D7		

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$39,465.60 FOR A PERIOD OF THREE MONTHS 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 \$39,465.60 FOR A PERIOD OF THREE MONTHS 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.

Property of Clark County Clerk's Office

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LEGAL DESCRIPTION

LOT 7 IN BLOCK 2 IN WALTER G. MCINTOSH FOREST VIEW GARDENS, BEING A SUBDIVISION OF BLOCKS 14, 15, 20, 21, 22, 23 AND 28 IN CIRCUIT COURT PARTITION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FOREST VIEW GARDENS RECORDED JUNE 7, 1922 AS DOCUMENT NO. 7532229 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office