

UNOFFICIAL COPY

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GIT

40002889(1/1)



Doc#: 1300957583 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2013 02:47 PM Pg: 1 of 3

MAIL TO:

PO BOX 513
HINSDALE ILL 60521
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 17 th day of December, 2012., between **Fannie Mae a/k/a 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, and **Chicago Title and Land Trust Company, as trustee, for a trust, under trust agreement known as trust number 8002360463 dated October 23, 2012**, 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

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): 25-10-408-016-0000

PROPERTY ADDRESS(ES): 10145 South Vernon Avenue, Chicago, IL, 60628

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$40,800.00 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 \$40,800.00 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

Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File
By

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF Cook) SS

I, Theresa Smith the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, 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 17 day of December, 2012.

Theresa Smith
NOTARY PUBLIC




My commission expires 6/9/2013

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

REAL ESTATE TRANSFER		01/03/2013
	COOK	\$17.00
	ILLINOIS:	\$34.00
	TOTAL:	\$51.00
25-10-408-016-0000 20121101601469 0XU0DV		

PLEASE SEND SUBSEQUENT TAX BILLS TO:

J. Miller
1941 N. KENMORE #2R
CHICAGO, IL 60614

REAL ESTATE TRANSFER		01/03/2013
	CHICAGO:	\$255.00
	CTA:	\$102.00
	TOTAL:	\$357.00
25-10-408-016-0000 20121101601469 GA4LEE		

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EXHIBIT A

LOT 778 IN FREDERICK H. BARTLETT'S GREATER CHICAGO
SUBDIVISION NO. 1 BEING A SUBDIVISION OF ALL OF THE EAST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART
OF THE SOUTHEAST 1/4 OF SECTION 10, LYING WEST OF AND
ADJOINING THE ILLINOIS CENTRAL RAILROAD (EXCEPTING THEREFROM
THE NORTH 53.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office