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SPECIAL WARRANTY DEED
REO CASE No: C120LJP



Doc#: 1305833058 Fee: \$44.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 10:43 AM Pg: 1 of 4

FIRST AMERICAN TITLE

232460

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"), **I & S Builders LLC**, ("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"):

5516 N Neenah Avenue, Chicago, IL 60656

PIN#13-07-205-035-0000

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).

REC'D
INDEXED
FEB 27 2013
CLERK OF DEEDS
COOK COUNTY

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January 29, 2013

Fannie Mae a/k/a Federal National Mortgage Association

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

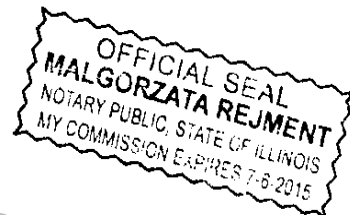
STATE OF Illinois

COUNTY OF Cook

) SS
)

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 January 29, 2013

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:

I & S Builders LLC
5516 N Neenah Avenue 3700 W Devon TE
Chicago, IL 60656 Lincolnwood IL 60468
7441-9

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

REAL ESTATE TRANSFER	02/04/2013
CHICAGO:	\$911.25
CTA:	\$364.50
TOTAL:	\$1,275.75

13-07-205-035-0000 | 20130101605472 | TBXBCE



REAL ESTATE TRANSFER	02/04/2013
COOK	\$60.75
ILLINOIS:	\$121.50
TOTAL:	\$182.25

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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 \$145,800.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$145,800.00 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.

Of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 55 IN SECOND EAST LAWN ADDITION TO NORWOOD PARK, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 16 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office