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Doc#: 1306547006 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2013 08:59 AM Pg: 1 of 3

40004576 (2/2)

MAIL TO:
LAW OFFICE CHRISTOPHER WEINUM
407 S. DEARBORN #1260
CHICAGO IL 60605
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 01 day of February, 2013, 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 **The LADDS Group, Inc. (P.O. Box 112, Steger 60475, County of Cook and the State of Illinois)**, 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, RELINQUISH, 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): 29-03-110-024-0000

PROPERTY ADDRESS(ES): 526 Washington Street, Dolton, IL, 60419

REAL ESTATE TRANSFER	03/01/2013
COOK	\$9.00
ILLINOIS:	\$18.00
TOTAL:	\$27.00



VILLAGE OF DOLTON
 WATER / REAL PROPERTY TRANSFER TAX **NO 17523**
 ADDRESS 526 WASHINGTON
 ISSUE 3-16-2013 EXPIRED 3-16-2013
 AMT 50-
 TYPE WSP/SALE *[Signature]*
 VILLAGE COMPTROLLER

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$21,480.00 FOR A PERIOD OF 3 MONTH(S) 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 \$21,480.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING 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

Katharine A. File
By

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF COOK) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katharine A. 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 9 day of February 2013.

Brooke A. Cowan

NOTARY PUBLIC

My commission expires

06/23/15

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



PLEASE SEND SUBSEQUENT TAX BILLS TO:

The Ladd's Group Inc
PO Box 112
Steger IL 60475

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EXHIBIT A

LOT 6 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN
DOLTON, IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office