



Doc#: 1306635059 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2013 12:55 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Preparer File: C1114DF  
FATIC No.: 2264674

Property of Cook County Illinois

THE GRANTOR, Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Kingsguard Properties LLC of 910 W, Van Buren Street #180 Chicago, IL 60607 of the County of Cook, the following describe Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed in, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor. **GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$78,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$78,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF 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.**

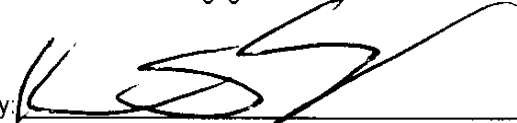
Permanent Real Estate Index Number(s): 19-27-310-058-0000

Address(es) of Real Estate: 7728 S. Kilpatrick Avenue  
Chicago, IL 60652

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Attorney, and attested by its this:

21<sup>st</sup> day of February, 2013

Federal National Mortgage Association

By:   
Kenneth Johnson, Attorney In Fact for Fannie Mae

S Y  
P 13  
S N  
SC Y  
INT 10



First American  
Title Insurance Company

FIRST AMERICAN TITLE order # 2264674

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Special Warranty Deed - Corporation

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF 2nd SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Johnson, Attorney in Fact for Fannie Mae personally known to me to be the Attorney in Fact of the Federal National Mortgage Association and , personally known to me to be the Attorney in Fact of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Kenneth Johnson Attorney in Fact for Fannie Mae and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 21<sup>st</sup> day of February, 2013.



Lynn P. Rosen  
Notary Public

Exempt under provisions of paragraph Section 32-45, real estate transfer tax law.

Dated: [Signature]  
Signature of Buyer, Seller, or Representative

Prepared by:  
Johnson, Blumberg & Associates  
230 W. Monroe Street Suite 1125  
Chicago, IL 60606

Mail to:  
Kingsguard Properties LLC  
910 W. Van Buren St #180  
Chicago, IL 60607

Name and Address of Taxpayer:  
Kingsguard Properties LLC  
910 W. Van Buren Street #180  
Chicago, IL 60607

REAL ESTATE TRANSFER		02/22/2013
	CHICAGO:	\$487.50
	CTA:	\$195.00
	TOTAL:	\$682.50
19-27-310-058-0000   20120801602807   N37HTS		

REAL ESTATE TRANSFER		02/22/2013
	COOK:	\$32.50
	ILLINOIS:	\$65.00
	TOTAL:	\$97.50
19-27-310-058-0000   20120801602807   GX23KJ		



# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

LOT 8 (EXCEPT THE NORTH 25 FEET 10 INCHES THEREOF), LOT 9 AND THE NORTH 4 INCHES OF LOT 10 IN BLOCK 11 IN FRANK A. MULHOLLAND'S 79TH STREET CICERO AVENUE AND CRAWFORD AVENUE DEVELOPMENT IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

