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SPECIAL WARRANTY DEED REO CASE No: C12046H



Doc#: 1312804119 Fee: \$46.00 RHSP Fee: \$10.00 Affidavit Fee:

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 05/08/2013 02:50 PM Pg: 1 of 5

This Deed is from Fannie Mae a/k/2. 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"), Elm Street Homes 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"):

5625 W Grace Ave, Chicago, IL 60634 PIN#13-20-219-009-0000

TO DONE

Subject to: Taxes for year 2012 and subsequent years

See Legal Description attached hereto and made a part bereof

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.

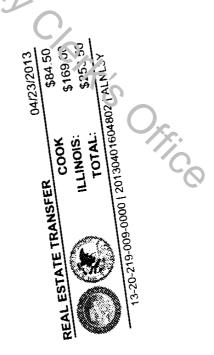
See, 12 U.S.C. 1723a (c) (2).

S N SCY

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COOK SPACE SO SPACE SO TO THE SOURCE SPACE SP REAL ESTATE TRANSFER



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Ápril 18, 2013

	Fannie Mae a/k/a Federal National Mortgage Association	
	4/1	
	By Fisher and Shapiro, LLC Christopher Stasko Its Attorney in Fa	act
	Cining prior State to the control of	
STATE OF Illinois)	
COUNTY OF Lake) SS	
COUNTY OF Lake	,	
hereby certify that	Notary Public in and for the Country Stasko, personne is subscribed in the foregoing instack owledged that he/she signed the et forth. (ii) en under my hand and office	conally known to me to be the trument, appeared before me said instrument for the uses
Motary Public	{ INN NOTAR	OFFICIAL SEAL NA OLEKSIYENKO RY PUBLIC, STATE OF ILLINOIS (DAMISSION EXPIRES 3-5-2017
Mail Recorded Deed and Future Tax Billis to: Elm Street Homes LLC 5625 W Grace Ave Chicago, IL 60634	nark Vanea 150 233 E. Erre #213 Chicago, 160611	94
This document was prepared Fisher and Shapiro, LLC 200 N. LaSalle Street, Suite 2 Chicago, IL 60601	,	SOFF.
tuture To	ix 6/115 to:	
ElmStre	et Homes	
	glewood AUE	
#5		
Hawtho	orne, CA 90250)

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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 \$202,680.00 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 \$202,680.00 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.

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LEGAL DESCRIPTION

LOT 6 (EXCEPT THE WEST 66 AND 1/3 FEET THEREOF) IN KOESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

S. AERIL

Proposition of Cook County Clark's Office