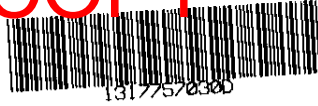


# UNOFFICIAL COPY



6-25  
GIT

Doc#: 1317757030 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/26/2013 12:22 PM Pg: 1 of 3

40005846 1/1

MAIL TO:

Julie Realmeto  
McCarthy Duffy  
180 N. LaSalle #1400

SPECIAL WARRANTY DEED *Chicago, IL 60601*  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 22 day of May, 2013., between **Fannie Mae a/k/a** 3  
**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 **Colonial Capital LLC Series Venture (7923 N Lincoln Ave, Skokie 60077, County of Cook, 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, 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): 16-10-322-013-0000

PROPERTY ADDRESS(ES): 4458 W. West End Avenue, Chicago, IL, 60624

# UNOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$32,400.00 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 \$32,400.00 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**

Katherine G. File  
By: Pierce & Associates, P.C.  
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 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 22 day of May, 2013.  
Brooke A. Cowan

NOTARY PUBLIC

My commission expires 06/23/15

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






PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Colonial Capital LLC - Service Ventures  
80 N. LaSalle #1400  
Chicago, IL 60601

# UNOFFICIAL COPY

## EXHIBIT A

LOT 4 IN SUBDIVISION OF LOTS 23 TO 26 BOTH INCLUSIVE IN RESUBDIVISION OF BLOCK 21 (EXCEPT LOT 3 AND EXCEPT A PART TAKEN FOR RANDOLPH STREET IN WEST CHICAGO) LAND COMPANY'S SUBDIVISION OF SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		06/20/2013
	<b>COOK</b>	\$13.50
	<b>ILLINOIS:</b>	\$27.00
	<b>TOTAL:</b>	\$40.50
16-10-322-013-0000   20130501606191   HS1R37		

REAL ESTATE TRANSFER		06/20/2013
	<b>CHICAGO:</b>	\$202.50
	<b>CTA:</b>	\$81.00
	<b>TOTAL:</b>	\$283.50
16-10-322-013-0000   20130501606191   Q2UJ9T		

Property of Cook County Clerk's Office