

# UNOFFICIAL COPY



FIRST AMERICAN  
File # 2391758

Doc#: 1317936026 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2013 10:25 AM Pg: 1 of 4

SPECIAL WARRANTY DEED  
REO CASE No: C1213PM

Property of Cook County Clerk's Office

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"), **Residential Group II 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"):

**15540 Drexel Ave, Dolton, IL 60419**  
**PIN#29-14-137-028-0000**

**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).

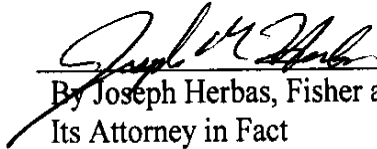
VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX  
ADDRESS 15540 Drexel Ave  
ISSUE 5/25/13 EXPIRED 6/23/13  
AMT 50  
TYPE WTS  
VILLAGE COMPTROLLER [Signature]

S Y  
P Y  
S N  
SC Y  
INT Y

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May 22, 2013

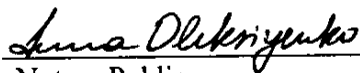
Fannie Mae a/k/a Federal National Mortgage Association

  
 By Joseph Herbas, Fisher and Shapiro, LLC  
 Its Attorney in Fact

**Joseph M. Herbas**

STATE OF Illinois )  
 ) SS  
 COUNTY OF Lake )



I, **Inna Oleksiyenko**, a Notary Public in and for the County in the State aforesaid, do hereby certify that Joseph Herbas, 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 May 22, 2013

  
 Notary Public



Mail Recorded Deed and  
 Future Tax Bills to:  
 Residential Group II LLC  
 15540 Drexel Ave  
 Dolton, IL 60419

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

<b>REAL ESTATE TRANSFER</b>		06/10/2013
	<b>COOK</b>	\$18.25
	<b>ILLINOIS:</b>	\$36.50
	<b>TOTAL:</b>	\$54.75
29-14-137-028-0000   20130501606195   2Z3BYK		

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## LEGAL DESCRIPTION

**LOT 3 IN BLOCK 6 IN BLOUIN BROS. ALMAR MEADOWS SUBDIVISION, BEING A SUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 30.79 ACRES) AND LOT 1 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BERGERS SUBDIVISION OF LOT 7 (EXCEPT THE NORTH 10 ACRES) IN BERGERS SUBDIVISION IN THE WEST 1/2 OF SECTION 14 AND OF THE NORTH 18.242 ACRES (EXCEPT THE EAST 60 FEET THEREOF) OF LOT 6 IN THE PARTITION OF THE WEST 1/2 OF SECTION 14 IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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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 \$46,320.00 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 \$46,320.00 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.

Deputy Clerk of Cook County Clerk's Office