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Doc#: 1322026119 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2013 12:23 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C121T1W

FIRST AMERICAN
File # 2427919

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"), **Equity Build, Inc.**, ("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 Cook, State of Illinois, described as follows (the "Premises"):

61 E 92nd St, Chicago, IL 60619
PIN#25-03-308-024-0000
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).

Handwritten notations: O, P, S, SC, NT, V, 3, N, Y, 10, 09

REAL ESTATE TRANSFER	07/29/2013
 CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

25-03-308-024-0000 | 20130701606583 | 4X2DYC

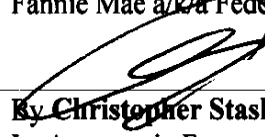
REAL ESTATE TRANSFER	07/29/2013
  COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

25-03-308-024-0000 | 20130701606583 | SE42ZK

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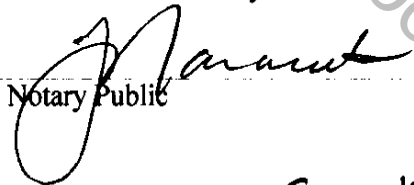
July 23, 2013

Fannie Mae a/k/a Federal National Mortgage Association


By Christopher Stasko, Fisher and Shapiro, LLC
Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF Lake)

I, Frank Navarrete, a Notary Public in and for the County in the State aforesaid, do hereby certify that Christopher Stasko, 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 July 23, 2013


Notary Public



Mail Recorded Deed and TO: STEPHAN TAYLOR
Future Tax Bills to: 15252 S. HARLEN
EquityBuild, Inc. ORLANDO FL, IL
61 E 92nd St 60462
Chicago, IL 60619
1083 N. COLLIER BLVD, MARCO ISLAND, FLORIDA. 34145

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

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 6 SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

7-25-13
DATE 
BUYER, SELLER, REPRESENTATIVE

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 26 IN BLOCK 2 IN SANGER'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-03-308-024-0000 Vol. 0283

Property Address: 61 East 92nd Street, Chicago, Illinois 60619

Property of Cook County Clerk's Office

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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 \$64,800.00 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 \$64,800.00 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.

Office of Cook County Clerk's Office

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First American

First American Title Insurance Company
18501 Maple Creek Drive
Suite 950
Tinley Park, IL 60477
Phone: (708)429-0044
Fax: (866)524-5676

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 25, 2013

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on July 25, 2013.

Notary Public _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

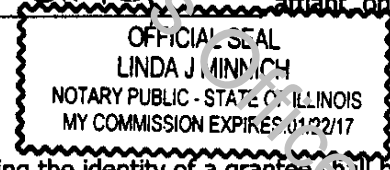
Dated: July 25, 2013

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on July 25, 2013.

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)