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Doc#: 1324726091 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2013 02:43 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C130CG0

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"), **Arnold Banks, a single person not in a civil union** ("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"):

4810 S Prairie Ave 2N, Chicago, IL 60615
PIN#20-10-109-035-1003

Subject to: Taxes for year 2012 and subsequent years

FIRST AMERICAN

File # 2416602

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).

S ✓
P 5
S ✓
SC ✓
INT ✓
CH

REAL ESTATE TRANSFER 08/19/2013



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

20-10-109-035-1003 | 20130801604190 | CXZ7PR

REAL ESTATE TRANSFER 08/19/2013




COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

20-10-109-035-1003 | 20130801604190 | BY650J

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August 09, 2013

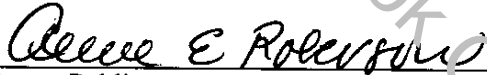
Fannie Mae a/k/a Federal National Mortgage Association



By **Jim DeMars**, Fisher and Shapiro, LLC
Its Attorney in Fact

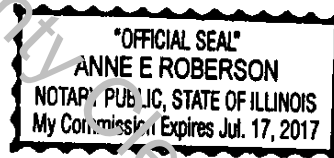
STATE OF Illinois)
) SS
COUNTY OF Lake)

I, **Anne Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Jim DeMars**, 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 August 09, 2013

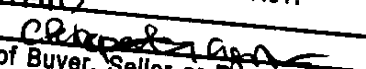


Notary Public

Mail Recorded Deed and
Future Tax Bills to:
Arnold Banks
4810 S Prairie Ave 2N
Chicago, IL 60615



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

EXEMPT UNDER PROVISIONS OF PARAGRAPH
B SECTION 4,
REAL ESTATE TRANSFER ACT.
DATE 8/14/13

Signature of Buyer, Seller or Representative.

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LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 2N IN 4810 S. PRAIRIE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0523503079, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE S-4, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523503079, AS AMENDED FROM TIME TO TIME.

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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 \$52,803.60 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 \$52,803.60 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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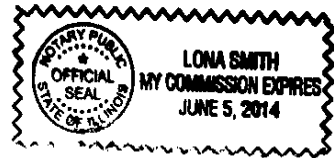
STATEMENT BY GRANTOR AND GRANTEE

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 August 19, 2013

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 19 day of August, 2013
Notary Public *[Handwritten Signature]*

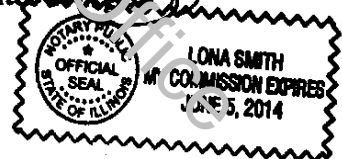


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date August 19, 2013

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 19 day of August, 2013
Notary Public *[Handwritten Signature]*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)