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SPECIAL WARRANTY DEED
REO CASE No: C121S0H



Doc#: 1331013007 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2013 08:44 AM Pg: 1 of 4

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"), **Right on Oaks, 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 Cook, State of Illinois, described as follows (the "Premises"):

2708 W Lexington St, Chicago, IL 60612
PIN#16-13-404-040-0000
Subject to: Taxes for year 2012 and subsequent years

FIRST AMERICAN
File # 2425355
1061

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).

REAL ESTATE TRANSFER		11/04/2013
	CHICAGO:	\$300.00
	CTA:	\$120.00
	TOTAL:	\$420.00

16-13-404-040-0000 | 20131001607987 | AZA8BR

REAL ESTATE TRANSFER		11/04/2013
	COOK	\$20.00
	ILLINOIS:	\$40.00
	TOTAL:	\$60.00

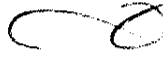
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October 30, 2013

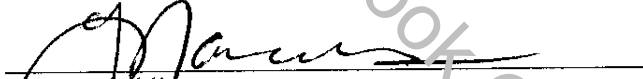
Fannie Mae a/k/a Federal National Mortgage Association



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

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, **Frank Navarrete**, 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 October 30, 2013



Notary Public

Mail Recorded Deed and
Future Tax Bills to:
Righteous Oaks, LLC
~~2708 W Lexington St~~ 2189 W Bowler St.
Chicago, IL 60612



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

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LEGAL DESCRIPTION

LOT 2 IN RESUBDIVISION OF LOTS 7 TO 11 IN BLOCK 2 IN MILLER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, 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 \$47,880.00 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 \$47,880.00 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.

Cook County Clerk's Office