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Doc#: 1334601073 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/12/2013 12:21 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REOCASE No: C121QR6

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"), **MPS Community I, LLC**, ("Grantee").

For value received, Grantor hereby grants, remises, allens 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"):

647 N Spaulding, Chicago, IL 60624
PIN#16-11-214-004-0000

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).

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November 14, 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, **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 November 14, 2013




Notary Public



Mail Recorded Deed and
Future Tax Bills to:
MPS Community I, LLC
647 N Spaulding
Chicago, IL 60624



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

REAL ESTATE TRANSFER		11/20/2013
	CHICAGO:	\$52.50
	CTA:	\$21.00
	TOTAL:	\$73.50

16-11-214-004-0000 | 20131101604616 | LGUE4S

REAL ESTATE TRANSFER		11/20/2013
	COOK	\$3.50
	ILLINOIS:	\$7.00
	TOTAL:	\$10.50

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LEGAL DESCRIPTION

LOT 20 IN BLOCK 4 IN RUST AND GILCHRIST'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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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 \$8,400.00 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 \$8,400.00 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