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Doc#: 1405001106 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2014 02:45 PM Pg: 1 of 3

130366812301

MAIL TO:
GARY LINDGREN
806 E. NERBE RD.
ROSELLE IL 60172
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 10 day of January, 2014., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Eran Ron (1409 Willow Ave, Des Plaines 60016, County of Cook, State of Illinois)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows to wit:

SEE ATTACHED EXHIBIT A



SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 09-17-400-038-1009

PROPERTY ADDRESS(ES): 1247 East Washington Street Unit 302, Des Plaines, IL, 60016

REAL ESTATE TRANSFER		01/31/2014
	COOK	\$34.00
	ILLINOIS:	\$68.00
	TOTAL:	\$102.00

09-17-400-038-1009 | 20140101602213 | PEUT76

Exempt deed or instrument eligible for recordation without payment of tax.

[Signature]
City of Des Plaines

AT GF, INC

S 4
P 3
S N
SCU
INTA

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$81,600.00 FOR A PERIOD OF 3 MONTH(S) 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 \$81,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING 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.

Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File

By: Pierce & Associates, P.C.
As Attorney in Fact
Katherine G File

STATE OF IL

COUNTY OF COOK

) SS

Brooke A. Cowan

I, _____ the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Katherine G. File**, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 10 day of January, 2014.

Brooke A. Cowan

NOTARY PUBLIC

06/23/15

My commission expires

This Instrument was prepared by
Brooke Cowan/ PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

GINA TUNAY
1409 WILLOW AVE
DES PLAINES IL 60016

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 09-17-400-038-1009

Property Address:

1247 East Washington Street Unit 302
Des Plaines, IL 60016

Legal Description:

UNIT NUMBER 302 IN THE 1247 WASHINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 12, 13 AND 14 IN BLOCK 2 IN IRA BROWN'S ADDITION TO DES PLAINES, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 NORTH OF CHICAGO AND NORTHWESTERN RAILROAD IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 2007 AS DOCUMENT NUMBER 0701615069; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-11 AND STORAGE UNIT NUMBER S-2, LIMITED COMMON ELEMENTS "LCE'S", AS DELINEATED ON THE SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 302 AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Cook County Clerk's Office