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Doc#: 1429533073 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2014 12:41 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
REO CASE No: C13168R

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, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), **Lothamer Development Company 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"):

1632 South Indiana Ave Unit 609, Chicago, IL 60616
PIN#17-22-302-046-1044;1074
Subject to: Taxes for year 2013 and subsequent years


FIRST AMERICAN
File # 2518788



121

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 TAX		17-Oct-2014
	CHICAGO:	1,687.50
	CTA:	0.00
	TOTAL:	1,687.50
17-22-302-046-1044 20140901633945 2-104-794-240		

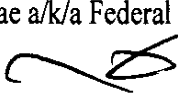
REAL ESTATE TRANSFER TAX		17-Oct-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-302-046-1044 20140901633945 0-118-926-464		

3 ✓
2 ✓
S ✓
SC ✓
INT ✓

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September 30, 2014

Fannie Mae a/k/a Federal National Mortgage Association



By **Jim DeMars**, Shapiro Kreisman & Associates, LLC
Its Attorney in Fact

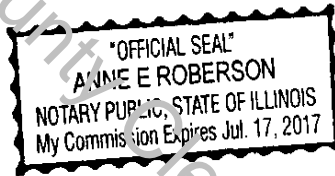
STATE OF Illinois)
) SS
COUNTY OF Cook)

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 September 30, 2014



Notary Public

Mail Recorded Deed and
Future Tax Bills to:
Lothamer Development Company LLC
1632 South Indiana Ave Unit 609
Chicago, IL 60616



This document was prepared by:
Shapiro Kreisman & Associates, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

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LEGAL DESCRIPTION

UNIT 609 AND P-5 IN BICYCLE STATION LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THAT PART SOUTH OF 16TH STREET OF BLOCK 2 OF CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO PART OF CLARKE'S ADDITION TO CHICAGO SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97271853, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

County of Cook County Clerk's Office

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DEED RESTRICTIONS

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$270,000.00 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 \$270,000.00 FOR A PERIOD OF THREE MONTHS 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.

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