

# UNOFFICIAL COPY



Doc#: 1526118031 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2015 09:39 AM Pg: 1 of 4

CT

15WNW507170Am

SPECIAL WARRANTY DEED AH PP  
REO CASE No: C130W78

2012

This Deed is from **Fannie Mae a/ (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"), **The Durham Cobett Group 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"):

**4010 South Drexel Boulevard, Unit 1N, Chicago, IL 60633**  
**PIN#20-02-105-031-1002**

**Subject to:** Taxes for year 2015 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).**

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 4 B OF THE REAL ESTATE  
TRANSFER TAX ACT DATE 9/15/15

D. P. H.

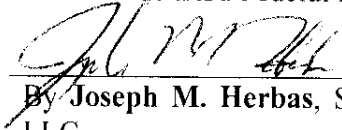
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4

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September 14, 2015

Fannie Mae a/k/a Federal National Mortgage Association



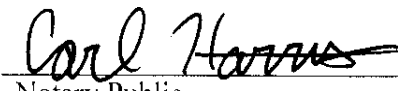
By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC

Its Attorney in Fact

**Joseph M. Herbas**

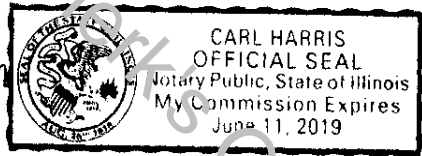
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, **Carl Harris**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Joseph M. Herbas**, 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 14, 2015



  
Notary Public


Mail Recorded Deed and  
Future Tax Bills to:

The Durham Cobette Group LLC  
~~4010 South Drexel Boulevard, Unit 1N2251 S. Michigan~~  
Chicago, IL 60653 ~~60616~~ *Arv.*



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

REAL ESTATE TRANSFER TAX		17-Sep-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
20-02-105-031-1002   20150901626088   1-431-285-632		

REAL ESTATE TRANSFER TAX		17-Sep-2015
	CHICAGO:	1,125.00
	CTA:	450.00
	<b>TOTAL:</b>	<b>1,575.00</b>
20-02-105-031-1002   20150901626088   0-072-445-824		

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4010-12 S. DREXEL BLVD. CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0706815126, IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING . SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property 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 \$180,000.00 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 \$180,000.00 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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