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SPECIAL WARRANTY DEED
REO CASE No: C121HHZ



Doc#: 1600619010 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 09:05 AM Pg: 1 of 4

FIRST AMERICAN TITLE
FILE # 2428116

10/17

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"), **C3 Home Solutions 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 , State of Illinois, described as follows (the "Premises"):

5225 W Warwick Ave, Chicago, IL 60641
PIN#13-21-123-011-0000


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).

REAL ESTATE TRANSFER TAX	31-Dec-2015
 CHICAGO:	1,275.00
CTA:	510.00
TOTAL:	1,785.00 *

13-21-123-011-0000 | 20151201654929 | 1-164-784-704

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	31-Dec-2015
  COUNTY:	85.00
ILLINOIS:	170.00
TOTAL:	255.00

13-21-123-011-0000 | 20151201654929 | 1-158-253-632

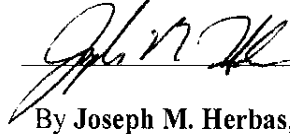
CCRD REVIEWER _____

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December 28, 2015

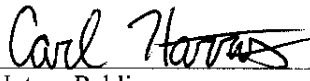
Fannie Mae a/k/a Federal National Mortgage Association

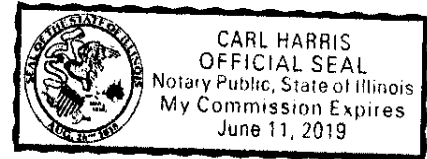


By **Joseph M. Herbas**, Shapiro Kreisman & Associates, LLC
Its Attorney in Fact **Joseph M. Herbas**

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 December 28, 2015


Notary Public



Mail Recorded Deed and

Future Tax Bills to:

C3 Home Solutions LLC

~~5225 W Warwick Ave~~ 4025 N. Springfield Ave.

Chicago, IL ~~60644~~ 60618

This document was prepared by:

Shapiro Kreisman & Associates, LLC

200 N. LaSalle Street, Suite 2840

Chicago, IL 60601

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LEGAL DESCRIPTION

LOT 3 IN THE RESUBDIVISION OF THE EAST 150 FEET OF LOT 8 IN THE KOESTER AND ZANDER'S SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 30.65 FEET THEREOF) OF CIRCUIT COURT COMMISSIONERS PARTITION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES THEREOF) IN SECTION 21, TOWNSHIP 40 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 FOR A SALES PRICE OF GREATER THAN \$204,000.00 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 \$204,000.00 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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