

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:

James M. Marth
17013 S. 82nd Avenue,
Tinley Park, IL 60477

MAIL RECORDED DEED TO:

James M. Marth
17013 S. 82nd Avenue,
Tinley Park, IL 60477



Doc#: 0908340176 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/24/2009 03:08 PM Pg: 1 of 2

1071
090297306527

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS James M. Marth, 8711 W. 142nd Place Orland Park, IL 60462-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 31 IN CHERRY CREEK SOUTH PHASE III, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED OCTOBER 4, 1978 AS DOCUMENT NUMBER 24656782, IN COOK COUNTY, ILLINOIS.

27-26-206-031
17013 S. 82nd Avenue, Tinley Park, IL 60477

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements or public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$207,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$207,600.00 FOR A PERIOD OF 3 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.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Dated this 12 Day of March 2009

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Special Warranty Deed - Continued

Federal National Mortgage Association

By : Jammy Agess

Attorney in Fact

STATE OF Illinois)
COUNTY OF DeKalb) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by Jammy Agess Attorney in Fact 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 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.

Given under my hand and notarial seal, this 12 Day of March 2009
Lisa M. Sliger
Notary Public
My commission expires: 5-12-09

Exempt under the provisions of B
Section 4, of the Real Estate Transfer Act 3/12/09 Date
Sliger Agent.

