

# UNOFFICIAL COPY

**PREPARED BY:**

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



Doc#: 0923040058 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2009 11:37 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Sonia J. Kennedy  
57 W. 74th St  
Chicago, IL 60621

**MAIL RECORDED DEED TO:**

Sonia J. Kennedy  
57 W. 74th St  
Chicago, IL 60621

090297306802

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of 14221 Dallas Pkwy., Suite 1000, Dallas, TX 75254, 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 Sonia J. Kennedy, 57 W 74th St Chicago, IL 60621 - , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 4 AND THE NORTH 35 FEET OF LOT 5 IN BLOCK 6 IN EGGLESTON'S SECOND SUBDIVISION BEING IN THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF SAID NORTHEAST 1/4 HERETOFORE SUBDIVIDED AS EGGLESTON'S SUBDIVISION) IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-28-201-027  
7150 S. Princeton Avenue, Chicago, IL 60621

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 for 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 \$ \_\_\_\_\_ 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 \$ \_\_\_\_\_ 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 31 Day of July 20 09

12

# UNOFFICIAL COPY

Special Warranty Deed - Continued

Federal National Mortgage Association

By *[Signature]* Attorney in Fact

STATE OF Illinois )  
 ) SS.  
COUNTY OF DuPage )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by Brian Tracy, as 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 31 Day of July 2009  
*Lisa M Sliger*  
Notary Public  
My commission expires: 06/29/13

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

STATE TAX

STATE OF ILLINOIS

 AUG. 17.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000028887

REAL ESTATE TRANSFER TAX
00027.00
FP326652

OFFICIAL SEAL  
LISA M SLIGER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/29/13

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

 AUG. 17.09


REVENUE STAMP

# 0000043771

REAL ESTATE TRANSFER TAX
00013.50
FP326665

CITY TAX

CITY OF CHICAGO

 AUG. 17.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000038820

REAL ESTATE TRANSFER TAX
00283.50
FP326650