

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Benjamin Pop
709 N. St. Louis Avenue,
Chicago, IL 60624

MAIL RECORDED DEED TO:

Phillip T Rosenthal
3700 W Devon #E
Lincolnwood, IL 60712
5450-A



Doc#: 0924005086 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2009 11:30 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Benjamin Pop, _____, 6057 N. Troy Chicago, IL 60659-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 9 IN HUSTON AND HAMBLETON'S RESUBDIVISION OF LOTS 15 AND 22, INCLUSIVE, AND THE NORTH 18 FEET OF LOT 23 ALSO LOTS 27 TO 36, INCLUSIVE, IN BLOCK 2, IN J.H. DUNHAM'S SUBDIVISION OF BLOCKS 1 AND 2 IN HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

16-11-202-017

709 N. St. Louis Avenue, Chicago, IL 60624

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

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 \$14,400.00 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 \$14,400.00 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.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX	00012.00	FP326652	# 0000029080
		AUG. 26. 09			
CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSACTION TAX	00126.00	FP326650	# 0000038905
		AUG. 26. 09			
COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX	00006.00	FP326665	# 0000043963
		AUG. 26. 09			

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this 12th Day of August 2009

Federal National Mortgage Association
By Attorney in Fact

By : Tammy A. Lewis

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 Tammy A. Lewis as attorney in fact for Federal National Mortgage Association, 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 12th Day of August 2009

[Signature]
Notary Public
My commission expires: _____

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

"OFFICIAL SEAL"
KATE NICHOLS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/10/2011

Property of Cook County Clerk's Office