

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 0928005121 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/07/2009 12:46 PM Pg: 1 of 2

MAIL TAX BILL TO:

Sandesh K. Patel
3242 N. CALIFORNIA AVE
CHICAGO IL 60618

MAIL RECORDED DEED TO:

Sandesh K. Patel
3242 N. CALIFORNIA AVE
Chicago IL 60618

690297308393

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 Sandesh K. Patel, ~~MARRIED MAN~~, of 3242 N California Ave Chicago, IL 60618, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

*NOT HIMSELF READ PROPERTY

UNIT 10065-2S IN HERITAGE POINTE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF PARCEL OF REAL ESTATE FALLING IN: PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010170969, AND CERTIFICATE OF CORRECTION RECORDED MARCH 20, 2001 AS DOCUMENT NUMBER 0010220432, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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D

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.


09-09-403-068-1599
10065 Linda Lane
Unit #2S, Des Plaines, IL 60016


V. Bauman

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 \$32,520.00 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 \$32,520.00 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  OCT.-6.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE TAX # 0000029823	REAL ESTATE TRANSFER TAX
		0002750
		FP326652

COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  OCT.-6.08 REVENUE STAMP	COUNTY TAX # 0000044708	REAL ESTATE TRANSFER TAX
		0001375
		FP326665

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Special Warranty Deed - Continued

Dated this 18 Day of September 2009

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 19 Day of September 2009
Lisa M. Sliger
Notary Public
My commission expires: 6/29/13

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



Property of Cook County Clerk's Office