

# UNOFFICIAL COPY

PREPARED BY:

1 of 3

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



Doc#: 0934105151 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2009 04:01 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Shaishav Thakkar and Jalpa Thakkar  
811 BLUE RIDGE DRIVE  
STREAMWOOD IL 60107

**MAIL RECORDED DEED TO:**

Shaishav Thakkar and Jalpa Thakkar  
c/o Anthony James Trotto  
138 W Irving Park Rd  
Wood Dale, IL 60191

092577307207

## 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 United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Shaishav Thakkar and Jalpa Thakkar, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON 811 Blueridge Dr Streamwood, IL 60107-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**PARCEL 1:**

UNIT 2 IN BUILDING 40, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOT 4 OF HANOVER HIGHLANDS UNIT NO. 10, BEING A SUBDIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20672558; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM MADE BY 3H BUILDING CORPORATION AND RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22171183; TOGETHER WITH AN UNDIVIDED REAL ESTATE ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN THE DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 22294487, ALL IN COOK COUNTY, ILLINOIS.

07-30-300-008-1023

1332 Kingsbury Drive, Unit 2, Hanover Park, IL 60133

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 \$91,993.20 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 \$91,993.20 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

C.F.  
2

