

# UNOFFICIAL COPY

2 of 2  
• **PREPARED BY:**

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



Doc#: 0934226281 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2009 11:28 AM Pg: 1 of 2

0 902477386597  
**MAIL TAX BILL TO:**

Zubair Patel  
14042 Park Avenue,  
Dolton, IL 60419

**MAIL RECORDED DEED TO:**

Zubair Patel  
c/o Edward Sharkey  
9991 West 191<sup>st</sup> Street  
Mokena, IL 60448

## 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 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 Zubair Patel, 9228 Nagle Ave Morton Grove, IL 60053-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 2 IN THE SUBDIVISION OF THE EAST 592 AND 9/10 FEET TO THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE HAMMOND AND BLUE ISLAND RAILROAD AND NORTH OF THE PITTSBURGH CINCINNATI CHICAGO AND ST. LOUIS RAILWAY AND EXCEPT LOTS 1 AND 2 OF THE THIRD ADDITION TO DOLTON ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1911 AS DOCUMENT NO 4821488 IN COOK COUNTY, ILLINOIS.

29-03-109-008  
14042 Park Avenue, Dolton, IL 60419

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 \$17,640.00 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 \$17,640.00 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

T<sub>2</sub>

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Special Warranty Deed - Continued

Date this 18 Day of November 20 09

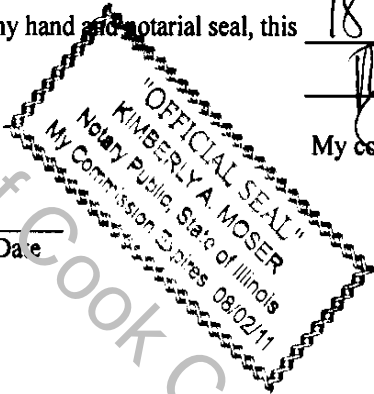
Federal National Mortgage Association

By [Signature] Attorney in Fact

STATE OF IL )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy 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 18 Day of November 20 09



[Signature]  
Notary Public  
My commission expires: 8/2/11

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

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No 15571  
ADDRESS 1404 27th Ave  
ISSUE 11/20/09 EXPIRED 12/20/09  
AMT 501.05  
T [Signature]  
VILLAGE COMPTROLLER

STATE TAX  
STATE OF ILLINOIS  
  
DEC. -3.09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000030977  
REAL ESTATE TRANSFER TAX  
0002100  
FP326652

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. -3.09  
REVENUE STAMP

# 0000045862  
REAL ESTATE TRANSFER TAX  
0001050  
FP326665