

# UNOFFICIAL COPY

**PREPARED BY:**

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



Doc#: 1004226194 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/11/2010 11:41 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Rahim Jagshi  
6442-44 N. Hamilton Avenue, Unit 3,  
Chicago, IL 60653

**MAIL RECORDED DEED TO:**

Rahim Jagshi  
c/o Faisal Niaz  
2200 S Main Street, Ste 302  
Lombard, IL 60148

0918081460190

## 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 , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Rahim Jagshi, 1433 Ambleside Circle Naperville, IL 60540- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 6442-3 IN THE 6442-44 NORTH HAMILTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 131 AND 132 (EXCEPT THE SOUTH 20 FEET OF SAID LOT 132) IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 2000 AS DOCUMENT NO. 0804415157, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

11-31-316-019  
6442-44 N. Hamilton Avenue, Unit 3, Chicago, IL 60653

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 time 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 BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$54,000.00 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 \$54,000.00 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

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Special Warranty Deed - Continued

Dated this 27 Day of January 20 10

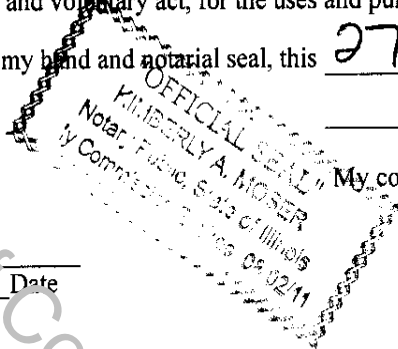
Federal National Mortgage Association

By [Signature] Attorney in Fact

STATE OF IL )  
 ) SS.  
COUNTY OF DuPage )

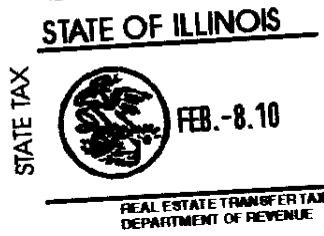
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy as attorney in fact for Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before 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 27 Day of January 20 10



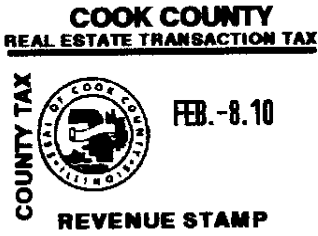
[Signature]  
Notary Public  
My commission expires: 8/2/11

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



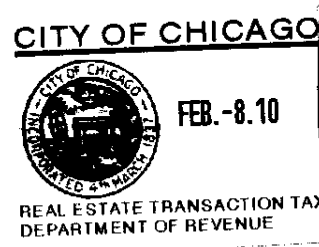
REAL ESTATE TRANSFER TAX
00045.00
FP326652

# 0000031955



REAL ESTATE TRANSFER TAX
00022.50
FP326665

# 0000046839



REAL ESTATE TRANSFER TAX
00472.50
FP326650

# 0000000380