

# UNOFFICIAL COPY

**PREPARED BY:**

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



Doc#: 1004805107 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2010 12:38 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

An Chi Yang  
~~2005 E. 97th Street~~, 1478 S. Prairie, #N  
Chicago, IL 606205

**MAIL RECORDED DEED TO:**

An Chi Yang  
~~2005 E. 97th Street~~, 1478 S. Prairie, #N  
Chicago, IL 606205

RESORCE

## 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 An Chi Yang, of 1478 s Prairie Unit N Chicago, IL 60605-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 20 IN BLOCK 5, IN MARRIONETTE MANOR BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12 NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT, SAID SUBDIVISION RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 14127310, IN COOK COUNTY, ILLINOIS.

25-12-222-002  
2305 E. 97th Street, Chicago, IL 60617

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 \$30,210.00 FOR A PERIOD OF 2 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 \$30,210.00 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.

Dated this 27 Day of January 20 10

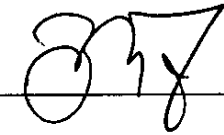
Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

C.F.  
2

# UNOFFICIAL COPY

Special Warranty Deed - Continued

Federal National Mortgage Association

By  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, 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 27 Day of January 20 10  
Lisa M Sliger  
Notary Public  
My commission expires: 02/29/13

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



STATE TAX

STATE OF ILLINOIS

FEB. 15. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000032071

REAL ESTATE TRANSFER TAX
0002550
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB. 15. 10

REVENUE STAMP

# 0000046955

REAL ESTATE TRANSFER TAX
0001275
FP326665

CITY TAX

CITY OF CHICAGO

FEB. 15. 10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000427

REAL ESTATE TRANSFER TAX
00267.75
FP326650