

# UNOFFICIAL COPY

**PREPARED BY:**

Podilis & Associates, P.C.  
16 W030 N. Frontage Rd.  
Surr Ridge, IL 60527

**MAIL TAX BILL TO:**

CJR Investments, Inc.  
Signed by John Nannini  
1351 N. Ashland Avenue Unit #2B,  
Chicago, IL 60622

**MAIL RECORDED DEED TO:**

CJR Investments, Inc.  
c/o Art Czaja  
7521 N Milwaukee Ave.  
Niles, IL 60714



Doc#: 1006940345 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/10/2010 03:06 PM Pg: 1 of 2

## 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 CJR Investments, Inc., 5908 W Lawrence Chicago, IL 60650-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 2B IN 1351 N. ASHLAND 1, INC. CONDOMINIUMS AS DELINEATED ON A SURVEY FO THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 47 OF BLOCK 11 IN SOUTHWORTH'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0802815118; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

17-05-115-094-1005

1351 N. Ashland Avenue Unit #2B, Chicago, IL 60622

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 \$100,800.00 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 \$100,800.00 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

2X4

1/3  
090297308392

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this 17 Day of February 20 10

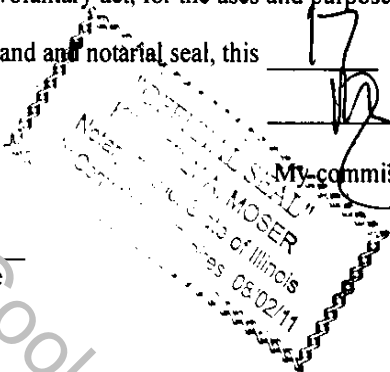
Federal National Mortgage Association

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 17 Day of February 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.

Property of Cook County Clerk's Office

**CITY OF CHICAGO**

**CITY TAX**




MAR.-9.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

<b>REAL ESTATE TRANSFER TAX</b>
0088200
# 000001641 FP326650

**STATE OF ILLINOIS**

**STATE TAX**




MAR.-9.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000032476
<b>REAL ESTATE TRANSFER TAX</b>
0008400
FP326652

**COOK COUNTY**

**COUNTY TAX**



MAR.-9.10

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000047360
<b>REAL ESTATE TRANSFER TAX</b>
0004200
FP326665