



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

Doc#: 1009741032 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2010 11:05 AM Pg: 1 of 2

MAIL TAX BILL TO:
MICHAEL FLAMMANG
1733 E. 225th Street,
Sauk Village, IL 60411

MAIL RECORDED DEED TO:
MICHAEL FLAMMANG
1733 E. 225th Street,
Sauk Village, IL 60411

090297307735

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 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 to MICHAEL FLAMMANG, of 1645 West School Street Chicago, IL 60657-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 13 IN CAROLINA SUBDIVISION PHASE 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

32-36-114-024
1733 E. 225th Street, Sauk Village, IL 60411

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 \$64,837.50 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 \$64,837.50 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 23 Day of March 20 10

Federal National Mortgage Association

By Danny A. Stein
Attorney in Fact 2
DR

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UNOFFICIAL COPY

Special Warranty Deed - Continued

STATE OF IL)

COUNTY OF Will)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by Tammy Geiss 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 23 Day of March 20 10

Deborah W Vogt
Notary Public

My commission expires: _____

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

