



1012541097

PREPARED BY:

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

Doc#: 1012541097 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/05/2010 12:13 PM Pg: 1 of 2

MAIL TAX BILL TO:

Chana Brown
1554 Pulaski Road
Calumet City, IL 60409

MAIL RECORDED DEED TO:

Chana Brown
1554 Pulaski Road
Calumet City, IL 60409

100297310609

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 State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Chana Brown, 1554 Pulaski Rd Calumet City, IL 60409- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2 IN 6214 SOUTH CHAMPLAIN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 25 FEET OF LOT 3 IN BLOCK 8 IN THE RESUBDIVISION OF WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED A EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 28, 2005, AS DOCUMENT NUMBER 0508703132, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

20-15-420-032-1002
6214 S. Champlain Avenue Unit #2, Chicago, IL 60637

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 \$9477.60 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 \$9477.60 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.

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this 21st Day of April 20 10

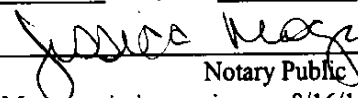
Federal National Mortgage Association

By  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, 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 21st Day of April 20 10


Notary Public
My commission expires: 8/16/11

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

