

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

6650-60 S University House Condominium
Association

Signed for by: Katarzyna Zylinska
6654 S. University Avenue, Unit #2C,
Chicago, IL 60637



10187351080

Doc#: 1018735108 **Fee:** \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2010 02:33 PM Pg: 1 of 2

MAIL RECORDED DEED TO:

David L Rudolph
Law Offices of David L Rudolph, P.C.
111 W Washington St, Suite #23
Chicago, IL 60602-

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 6650-60 S University House Condominium Association Signed for by: Katarzyna Zylinska, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 2C IN THE 6650-60 S. UNIVERSITY HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 IN BLOCK 14 IN WOODLAWN RIDGE SUBDIVISION OF THE S 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2006 AS DOCUMENT 0629018012, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

20-23-125-031-1008
(20-23-125-027 / 028 underlying)
6654 S. University Avenue, Unit #2C, 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 \$18,000.00 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 \$18,000.00 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.

REC'D
Clerk's Office
7/6/2010

ATGF, INC.

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Special Warranty Deed - *Continued*

Dated this 19 Day of May 20 10

Federal National Mortgage Association

By: Tommy A Geiss

Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, Tommy 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 19 Day of May 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.



STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
 JUL.-1.10	00015.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000034714 FP326652

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
 JUL.-1.10	00007.50
REVENUE STAMP	# 0800049598 FP326665

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
 JUL.-1.10	00157.50
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 8000001660 FP326650