

UNOFFICIAL COPY

090297306781

PREPARED BY:

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



Doc#: 1023035197 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2010 12:39 PM Pg: 1 of 2

MAIL TAX BILL TO:

Goodman Chicago Condos, LLC
5339 W. Belmont
Chicago, IL 60641

MAIL RECORDED DEED TO:

Robert Oliver
Beaulieu Law Offices PC
5339 West Belmont Avenue
Chicago, IL 60641

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 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 Goodman Chicago Condos, LLC, An Illinois Limited Liability Company, 5339 W. Belmont Chicago, IL 60654-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 3A IN SHERIDAN SHORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:



LOT 6 IN ESSIG AND MUNSON'S SUBDIVISION OF LOTS 11 TO 17 INCLUSIVE IN BLOCK 3 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON, A SUBDIVISION OF FRACTIONAL SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 04070223 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

11-20-103-040-1003
503 Sheridan Road Unit 3A, Evanston, IL 60202

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 \$72,000.00 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 \$72,000.00 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.

REAL ESTATE TRANSFER	08/09/2010
 COOK	\$30.00
 ILLINOIS:	\$60.00
TOTAL:	\$90.00

11-20-103-040-1003 | 20100801600097 | D0EGJK

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

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Special Warranty Deed - Continued

Dated this 30th Day of July 20 10

Federal National Mortgage Association

By :

[Signature] Attorney in Fact

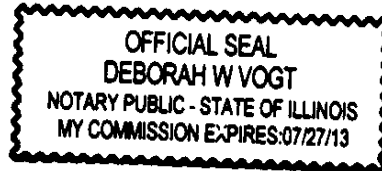
STATE OF Illinois)
COUNTY OF Will) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by 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 30th Day of July 20 10

[Signature: Deborah W Vogt]
Notary Public
My commission expires:

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



CITY OF EVANSTON
Real Estate Transfer Tax 024123
City Clerk's Office
PAID AUG 5 - 2010 AMOUNT \$ 300.00
Agent [Signature]