

# UNOFFICIAL COPY

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



Doc#: 1029412230 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2010 02:32 PM Pg: 1 of 2

**MAIL TAX BILL TO:**  
North Washington Park Homes LLC  
3736 S. Wabash  
Chgo. IL 60653

**MAIL RECORDED DEED TO:**  
Jay Gilbert  
One South Wacker Drive, Suite 2050  
Chicago, IL 60606

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of the City of Dallas, State of Texas, 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 to North Washington Park Homes LLC, of 3763 S. Wabash, Chicago, Illinois 60653, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 41 AND LOT 40 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 1 IN ROY AND MOURSE'S SIXTH ADDITION TO SOUTH ENGLEWOOD BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-32-316-007-0000  
Property Address: 8521 S. Justine Street, Chicago, IL 60620

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 \$47,520.00 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 \$47,520.00 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.

Dated this 22<sup>nd</sup> Day of Sept 20 10

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

# UNOFFICIAL COPY

Federal National Mortgage Association

By

Staci Rhoads  
Attorney In Fact

STATE OF IL )  
COUNTY OF DuPage ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Staci Rhoads, 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 22<sup>nd</sup> Day of Sept 20 10  
Janet Beth Messina  
Notary Public  
My commission expires: 11-19-10

Exempt under the provisions of paragraph \_\_\_\_\_

