

UNOFFICIAL COPY

100 297 313 424

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



Doc#: 1030012209 **Fee:** \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2010 01:58 PM Pg: 1 of 2

MAIL TAX BILL TO:
David Thurow and Concepcion Thurow
4346-48 N. Spaulding Ave.
Chicago, IL 60618 #1N

MAIL RECORDED DEED TO:
Matt Albrecht
449 N. Clark #400
Chicago, IL 60654

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 Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS David Thurow and Concepcion Thurow, ~~as Joint Tenants~~ 8038 Corey Ln Vernona, WI 53592-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Tenancy By The Entirety
UNIT 1N IN SPAULDING MANOR CONDOMINIUM ASSOCIATION DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, THE SOUTH 50 FEET OF LOTS 21 AND 24 INCLUSIVE IN BLOCK 1 IN CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NUMBER 133458 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0500216213 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

13-14-404-030-1001
4346-48 N. Spaulding Avenue Unit #1N, Chicago, IL 60618

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 \$96,181.20 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 \$96,181.20 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.

S Y
P 2
S N
SC Y
INT 281

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

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this 28th Day of September 20 10

Federal National Mortgage Association

By

Attorney in Fact

STATE OF IL)
) SS.
COUNTY OF DuPage)

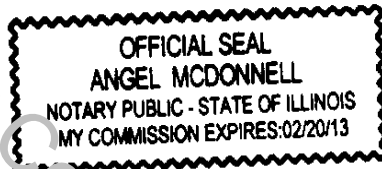
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 28th Day of September 2010

Notary Public

My commission expires: 2-20-13

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




REAL ESTATE TRANSFER 09/29/2010

		COOK	\$40.25
		ILLINOIS:	\$80.50
		TOTAL:	\$120.75

13-14-404-030-1001 | 20100901600730 | 4NVTMD

REAL ESTATE TRANSFER 09/29/2010

	CHICAGO:	\$603.75
	CTA:	\$241.50
	TOTAL:	\$845.25

13-14-404-030-1001 | 20100901600730 | Y03ZGZ