UNOFFICIAL COPY

297312686

PREPARED BY:

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

MAIL TAX BILL TO:

Partners in Charity, Inc. 613 W. Main Street West Dundee, IL 60118



Doc#: 1032112003 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 11/17/2010 08:33 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Partners in Charity, Inc. 613 W. Main Street West Dundee, IL 60.18

1/1

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 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 Partners In Charity, Inc. of 613 W. Main Street, West Dundee, IL 60118, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 2B IN 4725 S. MICHIGAN CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32.5 FEET OF LOT 20, ALL OF LOT 19 AND THE NORTH 2.5 FEET OF LOT 18 IN BLOCK 1 (EXCEPT THE WEST 17 FEET OF SAID LOTS 18, 19 AND 20 TAKEN FOL WIDENING MICHIGAN AVENUE) IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 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 0634118073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 062:418073 AND AMENDED BY THE FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR 4725 S. MICHIGAN CONDOMINIUMS RECORDED MAY 4, 2007 AS DOCUMENT 0712410047.

20-10-102-029-1035 (20-10-102-026, 20-10-102-029-1007 Underlying) 4725 S. Michigan Avenue Unit #2B, Chicago, IL 60615

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.

REAL ESTATE TRANSFER		10/18/2010
	CHICAGO:	\$ 7.50
	CTA:	\$3.00
	TOTAL:	\$10.50

		100	
20-10-10	2-029-1035	20101001600	0396 5CJGVT

REAL ESTATE TRA	10/18/2010	
	соок	\$0.50
	ILLINOIS:	\$1.00
	TOTAL:	\$1.50

20-10-102-029-1035 | 20101001600396 | 4M1ZD7

C-3

1032112003D Page: 2 of 2

UNOFFICIAL COPY

Special Warranty Deed - Continued

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$1,200.00 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 \$1,200.00 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 1st Day of	October 20 10	<u> </u>	
70		Federal Natio	onal Mortgage Association
	Ox.	Ву	Attorney in Fact
STATE OF Illinois		U	
COUNTY OF Dupage			
	al Mortgage Association, per	day in person, and acknowle	do hereby certify that Brian P. Tracy, he same person(s) whose name(s) is are dged that he she/they signed, sealed and therein set forth.
•	Given under my hand and no	otarial scal this 1st 1st 1st 1st 1st 1st 1st 1st 1st 1s	Notary Public sion expires: 08/16/2013
Exempt under the provisions of		,,,,,,,,	/ w/www.
Section 4, of the Real Estate Transf	er ActDate Agent.	NOTARY	OFFICIAL SEAL IA M SCHWAPPACH PUBLIC STALE OF ILLINOIS VIMISSION EXPIRES 08/18/13
		(mm)	Marie various