

# UNOFFICIAL COPY

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



Doc#: 1032604282 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/22/2010 02:51 PM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Bobbie Hamilton  
113 Hyde Park  
Bellwood, IL 60104

**MAIL RECORDED DEED TO:**  
Bobbie Hamilton  
113 Hyde Park  
Bellwood, IL 60104

3/3

## 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 to Bobbie Hamilton, 113 Hyde Park Bellwood, IL 60104-, , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



LOT 25 (EXCEPT THE NORTH 12.8 FEET THEREOF) AND THE NORTH 4.93 FEET OF LOT 24 IN BLOCK 3 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

15-08-234-097  
335 Hyde Park Avenue, Bellwood, IL 60104

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 \$30,000.00 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 \$30,000.00 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		11/11/2010
	COOK	\$12.50
	ILLINOIS:	\$25.00
	TOTAL:	\$37.50

15-08-234-097-0000 | 20101001600327 | SFTQ0K

Dated this 11<sup>th</sup> Day of October 20 10

First Title Guaranty Fund, Inc.  
8 Wacker Rd., STE 2400  
Chicago, IL 60601  
Title Search Department

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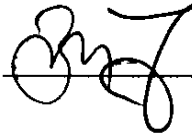
Y  
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N  
Y  
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Special Warranty Deed - Continued

Attorney in Fact for  
Federal National Mortgage Association

By

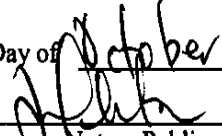


Attorney in Fact

STATE OF Illinois )  
 ) SS.  
COUNTY OF DuPage )

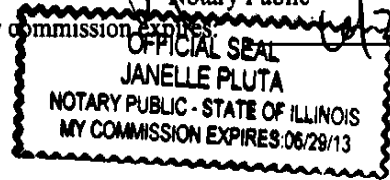
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tray Attorney in Fact for Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before 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 11th Day of October 2010

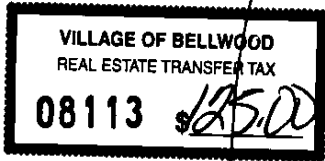


Notary Public

My commission expires 06/29/13



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



Property of Cook County Clerk's Office