

UNOFFICIAL COPY

PREPARED BY:

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



10335121660

Doc#: 1033512166 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2010 01:46 PM Pg: 1 of 2

MAIL TAX BILL TO:

Jeff G. Swanson and Wendy J. Swanson
2276 Colonial Dr.
Elgin, Ill. 60124

MAIL RECORDED DEED TO:

Henry F. James Jr.
Attorney at Law
South Barrington Office Cen
33 West Higgins Road, Suite 4090
South Barrington, IL 60010

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of 14221 Dallas Pkwy., Suite 1000, Dallas, TX 75254, 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 Jeff G. Swanson and Wendy J. Swanson, as joint tenants, not tenants in common, of 2276 Colonial Drive Elgin, IL 60124- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 108 IN WOODLAND HEIGHTS UNIT 1, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 23 AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1958 AS DOCUMENT NO 17112595, IN COOK COUNTY, ILLINOIS.

06-26-102-008
921 S. Bartlett Road, Streamwood, IL 60107

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 \$81,900.00 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 \$81,900.00 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.

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

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