UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL + Deed 6 6650-60 University House Condominium

Association 7483N. Sheridan Ro

hippy IL



Doc#: 1104912002 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/18/2011 08:33 AM Pg: 1 of 2

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, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS 6650-60 University House Condominium Association, , , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 6652-2B IN THE 6650-60 S. UNIVERSITY HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 IN BLOCK 14 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF 7 HT THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2006 AS DOCUMENT 0629018012, TOGETHER VITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 5-8, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLAPATION OF CONDOMINIUM IN COOK 'ert's COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-23-125-031-1005

PROPERTY ADDRESS: 6652 S. University Unit #2B, Chicago, IL 60637

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 run ed 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 \$27,480.00 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 \$27,480.00 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.

1.5 Wacker Rd., STE 3406 Cicago in the

Attn:Search Department

1104912002D Page: 2 of 2

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this	21 st	Day of	Jan.	20	11
------------	------------------	--------	------	----	----

Federal National Mortgage Association

By Cleudo

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 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 21st

y of Jan.

Notary Public

My commission expires: 5/5/11

Exempt under the provisions of

Section 4, of the Real Estate Transfer Act_____Date

Agent.

OFFICIAL SEAL JANEL SOLIS

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/05/11

REAL ESTATE TRANSFER

01/24/2011

\$11 50





COOK

TOTAL:

\$23.00 \$34.50

20-23-125-031-1005 | 20110101600610 | TG6NKR

REAL ESTATE TRANSFER 01/24/2011

CHICAGO: \$172.50
CTA: \$69.00
TOTAL: \$241.50

20-23-125-031-1005 | 20110101600610 | Y60WT0