

# UNOFFICIAL COPY



Doc#: 1106211264 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/03/2011 02:54 PM Pg: 1 of 2

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

**MAIL TAX BILL TO:**  
Druze Property Group LLC  
505 N. Lake Shore Drive, #2804  
Chicago, IL 60611

**MAIL RECORDED DEED TO:**  
Robert Danny Lattas  
2220 W. North Ave.  
Chicago, IL 60647

## 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 Druze Property Group LLC and Prime Property Reflections LLC, of 505 N. Lake Shore Drive #2804 Chicago IL 60611, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 14 IN BLOCK 2 IN C.L. HAMMOND'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT THE WEST 25 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 21-31-212-034  
**PROPERTY ADDRESS:** 3004 E. 81st Street, Chicago, IL 60617

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 \$16,800.00 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 \$16,800.00 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 02/14/2011



CHICAGO: \$105.00  
CTA: \$42.00  
TOTAL: \$147.00

21-31-212-034-0000 | 20110201600092 | Z1G8RA

### REAL ESTATE TRANSFER 02/14/2011



COOK \$7.00  
ILLINOIS: \$14.00  
TOTAL: \$21.00

21-31-212-034-0000 | 20110201600092 | M8S062

Attorney's Title Guaranty Fund, Inc.  
111 Wacker Rd, Ste 2000  
Chicago, IL 60601  
Administrative Department

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