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# UNOFFICIAL COPY



11062112725

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

**Doc#:** 1106211272 **Fee:** \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
**Date:** 03/03/2011 03:11 PM **Pg:** 1 of 2

**MAIL TAX BILL TO:**  
Nathan Stelzer  
4712 Greenwood  
Skokie, IL 60076

**MAIL RECORDED DEED TO:**  
Nathan Stelzer  
4712 Greenwood  
Skokie, IL 60076

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 to Nathan Stelzer, a married man, 4712 Greenwood St Skokie, IL 60075-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 6527-A3 IN THE MOZART COURTYARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 1 IN DEVON AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0625117073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PERMANENT INDEX NUMBER:** 10-36-319-050-1003  
(10-36-319-008 Underlying)  
**PROPERTY ADDRESS:** 6527 N. Mozart Street, Unit A3, Chicago, IL 60645

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 \$ 80,400.00 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 \$ 80,400.00 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.

S Y  
P 2  
S N  
SC N  
INT AB

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Special Warranty Deed - Continued

Dated this 7 Day of January 20 11

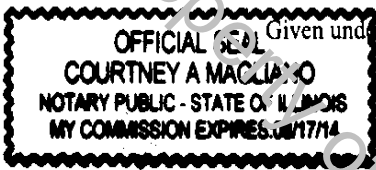
Federal National Mortgage Association  
Attorney in Fact

By

[Signature]

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 [Signature] as 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/het/their free and voluntary act, for the uses and purposes therein set forth.





Given under my hand and notarial seal, this 7 Day of January 20 11

[Signature] Notary Public  
My commission expires: 8/17/14

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

REAL ESTATE TRANSFER		02/11/2011
	CHICAGO:	\$502.50
	CTA:	\$201.00
	TOTAL:	\$703.50

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REAL ESTATE TRANSFER		02/11/2011
	COOK:	\$33.50
	ILLINOIS:	\$67.00
	TOTAL:	\$100.50

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