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UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Pedro Miron 3035 W. 62nd St. Chicago, IL 60629



Doc#: 1106212080 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 03/03/2011 10:57 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Pedro Miron 3035 W. 62nd St. Chicago, IL 60629

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 Pedro Miron,
of 3035 W. 62nd St. Chicago, IL 60629, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 6 IN 4311 S. HARLEM AVENUE COND DM.NIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOT 25 AND THE SOUTH 12.50 FEET OF LOT 26 IN PREROST ED JEWOOD HOMES 2ND ADDITION BEING A SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 375 FEET THEREOF) IN CIRCUIT COURT PARTITION OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE TLAT THEREOF RECORDED MAY 6, 1959 AS DOCUMENT NUMBER 17530729 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION CF EASEMENTS AND EXHIBIT 'A' THERETO ATTACHED RECORDED AS DOCUMENT 17655504 AND AS CREATED BY DEED MADE BY THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AN ILLINOIS CORPORATION, AS TRUSTED UNDER TRUST AGREEMENT DATED JULY 3, 1957 AND KNOWN AS TRUST NUMBER 39367 TO JOSEPH KUPP DATED DECEMBER 25, 1367 AND RECORDED JANUARY 8, 1963 AS DOCUMENT NUMBER 18691200 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDE: 1 RIAN USE OVER, UNDER AND ACROSS THE EAST 12 FEET AS MEASURED AT RIGHT ANGELS TO THE EAST LINE OF LOTS 17 (C 32 BOTH INCLUSIVE IN PREROST EDGEWOOD HOMES 2ND ADDITION AFORESAID (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1) ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 2005 AS DOCUMENT NUMBER 0511539025; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 19-06-300-043-1006

(19-06-300-036 Underlying)

PROPERTY ADDRESS: 4311 S. Harlem Avenue Unit #6, Stickney, IL 60402

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 occupance 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.

Attourtys' Title Gran hty Franc. me. 18 Wacker Rd., STF 2400 Cheago 11 http://www.htm.Search Department - - - - 1106212080D Page: 2 of 2

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Special Warranty Deed - Continued

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$35,280.00FOR 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 \$35,280.00FOR 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.

Dated this	<u>85 m</u>	Day of January 20 11	
			Federal National Mortgage Association
		OPERA	By Sally a Deis
STATE OF	Illinois) SS.	Attorney in Fact
COUNTY O	F Dupage		,,
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy A. Geiss, 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 mediate 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 soal, this 08/16/2013 My commission expires: Exempt under the provisions of OFFICIAL SEAL Section 4, of the Real Estate Transfer Act Date JULIA M SC:14V/APPACH Agent.

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 08/16/13

02/21/2011 **REAL ESTATE TRANSFER** COOK \$14.75 ILLINOIS: \$29.50 TOTAL: \$44.25

19-06-300-043-1006 | 20110201600347 | CQ9UQB