

UNOFFICIAL COPY

100297313729

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



Doc#: 1106840004 **Fee:** \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2011 09:31 AM Pg: 1 of 2

MAIL TAX BILL + Deed TD:
Sonal Sharma and Vishal Vaid
4823 W. Hutchinson
Chicago, IL 60641

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 Sonal Sharma and Vishal Vaid, of 4823 W. Hutchinson Chicago, IL 60641-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:


LOT 29 IN BLOCK 1 IN BAKER'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-17-201-026
PROPERTY ADDRESS: 1046 W. 103rd Place, Chicago, IL 60643



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 \$50,400.00 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 \$50,400.00 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.

REAL ESTATE TRANSFER	02/25/2011
 CHICAGO:	\$315.00
CTA:	\$126.00
TOTAL:	\$441.00

25-17-201-026-0000 | 20110201600264 | GP4UAD

REAL ESTATE TRANSFER	02/25/2011
  COOK	\$21.00
ILLINOIS:	\$42.00
TOTAL:	\$63.00

25-17-201-026-0000 | 20110201600264 | 7U24QH

Attorneys' Title Guaranty Fund, Inc.
100 W. Jackson Rd., STE 2400
Chicago, IL 60604
www.atgf.com

S Y
P 2
S N
SC N
INT AB

