UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL + Dead TO. Sonal Sharma and Vishal Vaid 483 W. Hertininsu Chicago IL Wall



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

SPECIAL WARRANTY DEED

THE GRANTOR, Fed. 3 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 SELLS to Sonal Sharma and Vishal Vaid, paid, GRANTS, CONVEYS AND considerations. hand 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, RANCE 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 (0643)

GRANTOR, for itself and its successors and assigns, hereby covenant. and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any mannor 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
PARTY S	CTA:	\$126.00
The state of the s	TOTAL:	\$441.0 0

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

REAL ESTATE TRANSFER		02/25/2011
	соок	\$21.00
	ILLINOIS:	\$42.00
	TOTAL:	\$63.00
25-17-201-026-0000 20110201600264 7U24QH		

A Coneys' Title Guaranty Fund, Inc. and Sacher Rd., STE 2401 South and the particular section of the

1106840004D Page: 2 of 2

Special Warranty Deed - Continued Day of Day	IAL COPY
	Federal National Mortgage Association
	By Sally a llein
STATE OF Illinois) SS. COUNTY OF Dupage)	Attorney in Fact
rown to me to be the same person(s) whose name(s) is/are sub-	said County, in the State aforesaid, do hereby certify that rney in Fact for Federal National Mortgage Association, personally escribed to the foregoing instrument, appeared before me this day in livered the said instrument, as his/her/their free and voluntary act, for
Given under my hand and not	Day of February 20/1 Notary Public My commission expires:
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Agent. Date	OFFICIAL SEAL KATIE LACHINE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/19/14
	C/Opp.