

# UNOFFICIAL COPY

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**PREPARED BY:**

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

**MAIL TAX BILL TO:**

DMZ Properties, Inc  
2309 N. 76th Ct.  
Elmwood Park, IL 60707

**MAIL RECORDED DEED TO:**

DMZ Properties, Inc  
2309 N. 76th Ct.  
Elmwood Park, IL 60707



Doc#: 1107740004 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/18/2011 09:24 AM Pg: 1 of 2

10f1

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of 14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254, a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS DMZ Properties, Inc, of 2309 N. 76th Ct. Elmwood Park, IL 60707-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 52 IN BLOCK 12 IN GRAND AVENUE ESTATE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT RAILROAD RIGHT OF WAY ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 41516, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 13-32-104-031

**PROPERTY ADDRESS:** 2348 N. Moody Avenue, Chicago, IL 60639 - 2732

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 \$66,000.00 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 \$66,000.00 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		03/04/2011
	CHICAGO:	\$412.50
	CTA:	\$165.00
	TOTAL:	\$577.50
13-32-104-031-0000   20110301600125   60RZPT		

REAL ESTATE TRANSFER		03/04/2011
	COOK:	\$27.50
	ILLINOIS:	\$55.00
	TOTAL:	\$82.50
13-32-104-031-0000   20110301600125   6WGH3C		

Cook County Recorder of Deeds  
Eugene "Gene" Moore  
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