100297313859

UNOFFICIAL COPY

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



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

MAIL RECORDED DEED TO:

DMZ Properties, Inc 2309 N. 76th Ct. Elmwood Park, V. 69707



SPECIAL WARRANTY DEED

THE GRANTOR, Fede.a) 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 'lard paid, GRANTS, CONVEYS AND SELLS DMZ Properties, Inc, of 2309 N. 76th Ct. Elmwood Park, IL 60707-, all interest in 'Lie 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 ACCORDENCE 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 30639 - 3733

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 manuer 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 PKOPEP.TY 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.

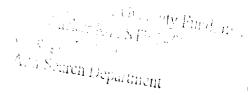
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

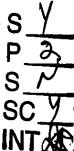
REAL ESTATE TRANSFER		03/04/2011
	CHICAGO:	\$412.50
	CTA:	\$165.00
T. T	TOTAL:	\$ 577.50

13-32-104-031-0000 | 20110301600125 | 60RZPT

REAL ESTATE TRANSFER		03/04/2011
	СООК	\$27.50
	ILLINOIS:	\$55.00
	TOTAL:	\$82.50

13-32-104-031-0000 | 20110301600125 | 6WGH3C





1107740004D Page: 2 of 2

UNOFFICIAL COPY Special Warranty Deed - Continued

Dated this Day of Mouch 201	
	Federal National Mortgage Association
By .	Michaely in Fect
STATE OF SS. COUNTY OF SS. I, the undersigned, a Notary Public in and for said County, in the State Mortgage Association, by B. (a) Tracy, as Attorney in Fact personally known to subscribed to the foregoing instrument, appeared before me this day in person, and delivered the said instrument, as l.is per/their free and voluntary act, for the uses at	o me to be the same person(s) whose name(s) is/are and acknowledged that he/she/they signed, sealed and
Giver under my hand and notarial seal, this	Day of Day Ch 20 1
Section 4, of the Real Estate Transfer ActDate Agent.	OFFICIAL SEAL LISA M SLIGER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/29/13