

UNOFFICIAL COPY



Doc#: 1107711004 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/18/2011 10:22 AM Pg: 1 of 2

110297317183

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

MAIL TAX BILL TO:
6348 S. Paulina
Chicago IL 60636
BTB INV -

MAIL RECORDED DEED TO:
BTB INV
6348 S. Paulina
Chicago IL 60636

SPECIAL WARRANTY DEED

10f1

THE GRANTOR, Federal National Mortgage Association, PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS BTB Investments, 6348 S. Paulina St. Chicago, IL 60636-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:


THE NORTH 1 FOOT OF LOT 7 AND THE SOUTH 24 FEET OF LOT 8 IN BLOCK 14 IN NORMAL SCHOOL SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 20-21-422-015
PROPERTY ADDRESS: 7047 S. Yale Avenue, Chicago, IL 60621



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 \$23,160 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 \$23,160 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 | 02/28/2011 |
|--|-----------------|
|  CHICAGO: | \$146.25 |
| CTA: | \$58.50 |
| TOTAL: | \$204.75 |

20-21-422-015-0000 | 20110201600763 | WTQB CD

| REAL ESTATE TRANSFER | 02/28/2011 |
|--|----------------|
|   COOK: | \$9.75 |
| ILLINOIS: | \$19.50 |
| TOTAL: | \$29.25 |

20-21-422-015-0000 | 20110201600763 | FTQNB1

S Y
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Home Guaranty Fund, Inc.
100 W. Randolph St., STE 2400
Chicago, IL 60601
Title Search Department

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Special Warranty Deed - Continued

Dated this 24th Day of February 20 11

Federal National Mortgage Association

By [Signature] Attorney in Fact

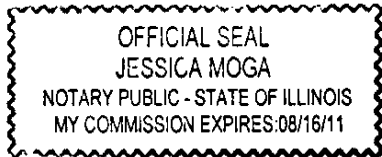
STATE OF IL)
) SS.
COUNTY OF Dupage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this 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 seal, this 24th Day of February 20 11

[Signature]
Notary Public
My commission expires: 08/16/11

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.



Property of Cook County Clerk's Office