

UNOFFICIAL COPY



Doc#: 1111018023 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2011 11:43 AM Pg: 1 of 2

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd., Suite 100
Burr Ridge, IL 60527

MAIL TAX BILL TO:

Bernard Hall and Phyllisa Hall
10157 S. Ada
Chicago, IL 60626

MAIL RECORDED DEED TO:

Bernard Hall and Phyllisa Hall
10157 S. Ada
Chicago, IL 60626
One Northfield Plaza #300
Northfield, IL 60063

100297313984

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of the City of Dallas, State of Texas, a corporation organized and existing under the laws of the State of 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 Bernard Hall and Phyllisa Hall of _____, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THE NORTH 27 1/2 OF THE SOUTH 36 1/2 FEET OF LOT 5 IN BLOCK 4 IN EVA R. PERRY'S SECOND SUBDIVISION OF A PART OF E.D. TAYLOR'S SUBDIVISION OF THE EAST 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(s): 20-21-415-025
Property Address: 6918 S. Perry 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 \$15,600.00 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 \$15,600.00 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.

Dated this 31st Day of January 20 11

REAL ESTATE TRANSFER 04/20/2011



CHICAGO: \$97.50
CTA: \$39.00
TOTAL: \$136.50

20-21-415-025-0000 | 20110401600631 | D9H71E

REAL ESTATE TRANSFER 04/20/2011



COOK \$6.50
ILLINOIS: \$13.00
TOTAL: \$19.50

20-21-415-025-0000 | 20110401600631 | ZZR1Z2

Federal National Mortgage Association

By Sammy A. Klein

Attorney in Fact

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P2
SN
SCY
INTL

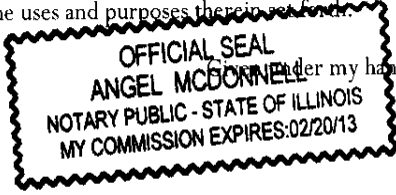
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606

Attn: Search Department FOR USE IN: ALL STATES
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STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by _____ 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.



under my hand and notarial seal, this 31st Day of January 20 11
Angel McDonnell
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____

Property of Cook County Clerk's Office