

UNOFFICIAL COPY

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PREPARED BY:

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

MAIL TAX BILL TO:

James L Simmons and William L Simmons
83 E. 151ST ST.
HARVEY, ILL. 60426



1113140101D

Doc#: 1113140101 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2011 02:58 PM Pg: 1 of 2

MAIL RECORDED DEED TO:

James L Simmons and William L Simmons
83 E. 151ST ST.
HARVEY, ILL. 60426

SPECIAL WARRANTY DEED

THE GRANTOR, Federal 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 considerations, in hand paid, GRANTE, CONVEYS AND SELLS James L Simmons and William L Simmons, 83 E. 151st St. Harvey, IL 60426- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



LOT 21 BLOCK 3 IN FOREST MANOR, BEING A SUBDIVISION OF THE SOUTH 40 ACRES OF THE EAST 1/2 OF THE SOUTH EAST FRACTIONAL 1/4, SOUTH OF INDIAN BOUNDARY LINE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-06-425-021
PROPERTY ADDRESS: 47 W. 142nd Street, Dixmoor, IL 60426

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 \$21,000.00 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 \$21,000.00 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		04/27/2011	
	COOK		\$8.75
	ILLINOIS:		\$17.50
	TOTAL:		\$26.25

29-06-425-021-0000 | 20110401600911 | YX9DEF

Cook County Recorder, Inc.
100 N. LaSalle St., STE 240
Chicago, IL 60610
Attn: Search Department

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Special Warranty Deed - Continued

Dated this 25 Day of April 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, as attorney in fact for Federal National Mortgage Association, 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 25 Day of April 20 11

[Signature]
Notary Public
My commission expires: 8/2/11

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



Property of Cook County Clerk's Office