

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1116440064 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2011 12:19 PM Pg: 1 of 2

MAIL TAX BILL TO:

Mark Giddens
6208 W. Wrightwood
Chicago, IL 60624

60639

MAIL RECORDED DEED TO:

Giddens 6208 W. Wrightwood
~~6208 W. Wrightwood~~
Chicago, IL 60624

60639

1 of 1

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 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 Mark Giddens, of 6208 W. Wrightwood Chicago, IL 60624, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 4 IN BLOCK 2 IN PHINNEY'S SUBDIVISION OF THE SOUTH WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 16-11-212-024
PROPERTY ADDRESS: 648 N. Christiana Avenue, Chicago, IL 60624

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 \$26,100.00 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 \$26,100.00 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.

State Guaranty Fund, Inc.
15 S. Walker Rd., STP 2400
Chicago, IL 60606
Attn: Search Department

S Y
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INT OP

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Special Warranty Deed - Continued

Dated this 4 Day of May 2011

Federal National Mortgage Association

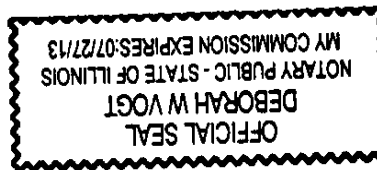
By [Signature]
Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association, by Staci Rhoads as attorney in fact 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 4 Day of May 2011
[Signature]
Notary Public
My commission expires: _____

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



REAL ESTATE TRANSFER		05/24/2011
	COOK	\$10.50
	ILLINOIS:	\$21.00
	TOTAL:	\$31.50

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REAL ESTATE TRANSFER		05/24/2011
	CHICAGO:	\$157.50
	CTA:	\$63.00
	TOTAL:	\$220.50

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