

# UNOFFICIAL COPY

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**PREPARED BY:**

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

**MAIL TAX BILL TO:**

MPS Community I LLC  
120 S LaSalle St, #1850  
Chicago, IL 60603

**MAIL RECORDED DEED TO:**

MPS Community ~~LLC~~ *Stephanie Green*  
120 S LaSalle St, #1850 *10 N. Dearborn*  
Chicago, IL ~~60603~~ *Suite 600*  
*Chicago, IL 60602*



Doc#: 1119412046 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2011 09:40 AM Pg: 1 of 2

**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, GRANTS, CONVEYS AND SELLS to MPS Community I LLC, 120 S. LaSalle St. #1850 Chicago, IL 60603, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 8 IN RESUBDIVISION OF LOTS 19 TO 28 IN BLOCK 3 IN GUNN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PERMANENT INDEX NUMBER: 13-34-225-024

PROPERTY ADDRESS: 2039 N. Kostner Avenue, Chicago, IL 60629

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 \$65,880.00 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 \$65,880.00 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		06/22/2011
	COOK	\$27.50
	ILLINOIS:	\$55.00
	<b>TOTAL:</b>	<b>\$82.50</b>

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Dated this 17 Day of JUNE 2011

REAL ESTATE TRANSFER		06/22/2011
	CHICAGO:	\$412.50
	CTA:	\$165.00
	<b>TOTAL:</b>	<b>\$577.50</b>

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Special Warranty Deed - Continued

17

JUNE

2011

Attorney in Fact for  
Federal National Mortgage Association

By

[Signature] Attorney in Fact

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 \_\_\_\_\_, 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 17 Day of JUNE 2011

[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