518 EKL6200,

**UNOFFICIAL COPY** 

PREPARED BY:

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

MAIL TAX BILL TO:
Bernard D. Center
2143 N. 73rd Avenue
Elmwood Park, Illinois 60707

11195261220

Doc#: 1119526122 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 07/14/2011 11:09 AM Pg: 1 of 2

## MAIL RECORDED DEED TO:

Ronald J. Mentone 1807 N. Broadway Ave Melrose Park, IL 60160



## 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 a consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Bernard D. Center and Nancy K. Center husband wife 2143 N. 73rd Ave Elmwood Park, IL 60707 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 33 FEET OF LOT 1 IN BLOCK 3 IN JOHN 1. PUTHERFORD'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST. 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-36-221-020

PROPERTY ADDRESS: 2142 73rd Avenue, Elmwood Park, IL 60707

To have and to hold not as tenants in common rut as joint tenants, forever.

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.

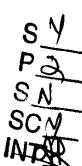
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A 301: FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$70,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$70,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. IN THE 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	20 <sup>th</sup>	Day of	June	20	11
			<del></del>		

Attorneys' Title Guaranty Fund. Inc. 18 Wacker Rd., STR 21.

reli i reparenent



UNOFFICIAL COPY	
Special Warranty Deed - Continued	
	F4 f
Attorney in Federal National Mor	
By Attor	rney in Fact
$\smile$ $\cap$	1109 111 1 401
STATE OF Illinois ) SS.	
COUNTY OF DuPage )	
I, the undersigned, a Notary Public in and for said County, in the State afores	
Attorney in Fact for Federal National Morknown to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, a person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/the uses and purposes therein set forth.	appeared before me this day in
Given under my hand and notarial seal, this Quick (Day of	Like 2011
	while I
· · · · · · · · · · · · · · · · · · ·	otary Public
OFFICIAL SEAL My commission expir	es:
Exempt under the provisions of ANGEL MCDONNELL  Section 4, of the Real Estate Transfer Active Section 4.	
Section 4, of the Real Estate Translet Commission EXPIRES:0200/13	
7	
County	
Village of Elmwood Park	
Elmwood Park   Water Fransfer Stamp   \$295.00	
)	1/0
	0
STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX  COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	TRANSFER TAX
PEAL ESTATE TRANSFER TAX # ED 2065 0	<b>0002950</b>
PEAL ESTATE TRANSFER TAX # FP 326652  REVENUE STAMP	# FP326665