

# UNOFFICIAL COPY

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



**Doc#:** 1123104069 **Fee:** \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/19/2011 09:39 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Adam Zegarski

6716 W. Dakin  
Chicago IL 60634

**MAIL RECORDED DEED TO:**  
Adam Zegarski

6716 W. Dakin  
Chicago IL 60634

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of 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 Adam Zegarski \_\_\_\_\_, of 6716 W. Dakin Chicago, IL 60634-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 18 IN BLOCK 1 IN GUNDERSON'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 16-15-116-029-0000  
**PROPERTY ADDRESS:** 4724 W. Van Buren Street, Chicago, IL 60644

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 \$ 42600 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 \$ 42600 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		07/29/2011
	CHICAGO:	\$266.25
	CTA:	\$106.50
	TOTAL:	\$372.75

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REAL ESTATE TRANSFER		07/29/2011
	COOK	\$17.75
	ILLINOIS:	\$35.50
	TOTAL:	\$53.25

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S Y  
P 2  
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INT AB

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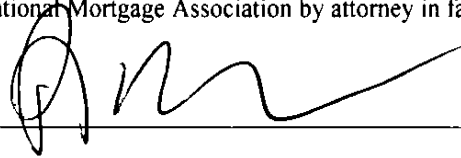
Special Warranty Deed - *Continued*

Dated this 26th Day of July, 2011

Federal National Mortgage Association by attorney in fact

By

:

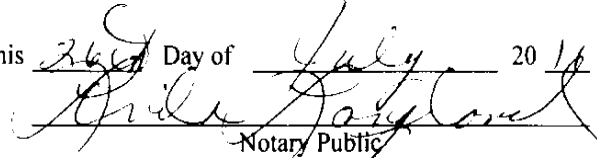


STATE OF IL )  
 ) SS.  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Federal National Mortgage Association by Richard Spier 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 26th Day of July, 2011



Notary Public

My commission expires: \_\_\_\_\_

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

PROPERTY OF Cook County Clerk's Office