

# UNOFFICIAL COPY



Doc#: 1125704048 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2011 10:33 AM Pg: 1 of 2

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

**MAIL TAX BILL TO:**  
Mota Venture Group LLC  
500 Devon Dr.  
Burr Ridge  
IL 60527

**MAIL RECORDED DEED TO:**  
~~Mota Venture Group LLC~~  
Steven L. Nicholas  
1060 Lake St.  
Hanover Park, IL  
60133

110297317190

## 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 Mota Venture Group LLC And Illinois Limited Liability \*, of 500 Devon Drive Burr Ridge, IL 60527- , all interest in the following described real estate situated in the County of Cook, State of Illinois to wit:

PARCEL 1: UNIT 1D IN 10146 HARTFORD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 (EXCEPT THE WEST 18 FEET THEREOF) AND THE WEST 24.25 FEET OF LOT 3 IN HARTFORD COURT SUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 TO 5 IN FREDERICK H. BARTLETT'S IRVING PARK AND LAGRANGE ROAD FARMS, BEING A SUBDIVISION OF THE SOUTH 417.42 FEET OF THE EAST 626.13 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00204316, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4 AND S-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 12-21-111-021-1004  
**PROPERTY ADDRESS:** 10146 Hartford Court Unit #1D, Schiller Park, IL 60176

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 \$ 30000 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 \$ 30000 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.

REAL ESTATE TRANSFER	09/07/2011
COOK	\$12.50
ILLINOIS:	\$25.00
<b>TOTAL:</b>	<b>\$37.50</b>



12-21-111-021-1004 | 20110801601246 | CMYBDS

State Guaranty Fund, Inc.  
1000 N. LaSalle St., Ste 1000  
Chicago, IL 60610

File Department

S Y  
P 2  
S ✓  
SC Y  
INT OR

