

UNOFFICIAL COPY



PREPARED BY:

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

Doc#: 1125941000 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/16/2011 09:58 AM Pg: 1 of 2

MAIL TAX BILL TO:

DA VAN NGUYEN
4842 W Nelson Street
Chicago, IL 60641

MAIL RECORDED DEED TO:

Law Office of Michael S. Krauch
PO Box 1353
New Lenox, IL 60451

11083553 1 of 1

PRISM TITLE

1011 E. Touhy Ave, #350
Des Plaines, IL 60018

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 DA VAN NGUYEN a single man, of 4222 W. Nelson St Chicago, IL 60641- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 16 IN THE SUBDIVISION OF LOTS A AND B IN BLOCK 3 AND LOT A AND B IN BLOCK 4 IN S.B. LOOSE'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT THE EAST 33 FEET AND EXCEPT THE 66 FEET COVERED BY WINTER STREET), LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-09-309-044
PROPERTY ADDRESS: 5250 S. Union Avenue, Chicago, IL 60609

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 BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 16200 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 \$ 16200 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.

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Special Warranty Deed - Continued

Dated this 24th Day of August 2011

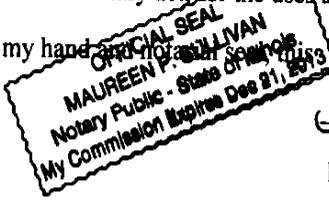
Federal National Mortgage Association by Staci Rhoads, As
Attorney in Fact BRIAN TERRY


By  Attorney in Fact

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 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 use and purposes therein set forth.

Given under my hand MAUREEN P. SULLIVAN 24th Day of August 2011




Notary Public
My commission expires: 12-31-2013

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

REAL ESTATE TRANSFER 09/14/2011
CHICAGO: \$101.25
CTA: \$40.50
TOTAL: \$141.75
20-09-309-044-0000 | 20110901600491 | XJWEJ1

REAL ESTATE TRANSFER 09/15/2011
COOK \$6.75
ILLINOIS: \$13.50
TOTAL: \$20.25
20-09-309-044-0000 | 20110901600491 | PGNA41