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bPREPARED BY:

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

MAIL TAX BILL TO:

Ketan Awalegaonkar 117 Livery Circle Oak Brook, IL 60523

Doc#: 1128040003 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/07/2011 09:16 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Jonathan Aven 180 NMIChigan Ave 2105 (hicago IL 60601

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of 14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254, a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GPANTS, CONVEYS AND SELLS Ketan Awalegaonkar, of 117 Livery Circle Oak Brook, IL 60523-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 3608 AND GU-160 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN IT'S HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOI LOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1: THENCE NORTH 00 DEGREES 00'00" FAST ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04'10" WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 L'EGREES 48'32" WEST, A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29'29" EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19'45" EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28'25" WEST, 1.13 FEET; THENCE SOUTH 8\(\) DF GREES 54'00" EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11'42" EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 3'547" EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05'25" WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34'58" CAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18'21" EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41'39" EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04'18" WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41'50" EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18'10" EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48'37" EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18'17" EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52'08" EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11'08" EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49'40" EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07'47" WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52'13" EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-285, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

ATGF, INC.

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Special Warranty Deed - Continued

PARCEL 3:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285

PERMANENT INDEX NUMBER: 17-22-110-125-1285

17-22-110-125-1446

PROPERTY ADDRESS: 1235 S. Prairie Private Avenue 3608, Chicago, IL 60605

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 ife in 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 cov nants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other cor two and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE I RCHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$289,200.00 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 \$289,200.00 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 IMMEDIA FELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated this	19	Day of	September	20	 0/	
					40,	Federal National Mortgage Association

Attorney in Fact

Brian Tracy a 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 here by contify that Brian Tracy, as 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/sne/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

ay of All Mary

_ 20 1

Notary Pub My commission expires:

CAPICIAL SEAL LISA M SLIGER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/29/13

 CHICAGO:
 \$1,807.50

 CTA:
 \$723.00

 TOTAL:
 \$2,530.50

ired by ATG Resource"

Special Warranty Deed: Page 2 of 2