

UNOFFICIAL COPY



PREPARED BY:

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

Doc#: 1132904082 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/25/2011 10:01 AM Pg: 1 of 2

MAIL TAX BILL TO:

Ireneusz Kucharski
2941 N. NORMANDY
CHICAGO IL 60634

MAIL RECORDED DEED TO:

Ireneusz Kucharski
2941 N. NORMANDY
CHICAGO IL 60634

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, P.O. 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 Grantee(s);

Ireneusz Kucharski,
Of 2941 N. Normandy Ave., Chicago, IL 60634-4818, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 3116-2W IN THE 3114 N. CALWAGNER CONDOMINIUM, AS DELINEATED IN A SURVEY ATTACHED AS EXHIBIT "B" TO A DECLARATION OF CONDOMINIUM RECORDED OCTOBER 3, 2002 AS DOCUMENT 0021086103, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS.



The stamp processed pursuant to the provisions of the Cook County Code regarding recording of documents.

PERMANENT INDEX NUMBER: 12-28-207-036-1010

PROPERTY ADDRESS: 3116 Calwagner Street, Unit #2W, Franklin Park, IL 60131

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 \$28,800.00 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 \$28,800.00 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 IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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