

# UNOFFICIAL COPY

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**PREPARED BY:**  
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Tammy A. Geiss, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527



**Doc#:** 1133904132 **Fee:** \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/05/2011 11:31 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Cecia Hernandez  
2149 N. Moody Ave  
Chicago, IL 60639

**MAIL RECORDED DEED TO:**  
Monty Scott Boatright  
2149 N. Moody Ave  
Chicago, IL 60639

## SPECIAL WARRANTY DEED

11/

THE GRANTOR, Federal National Mortgage Association of, PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of the State of 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 Cecia Hernandez, 2149 N. Moody Ave Chicago, IL 60639-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 28 IN BLOCK 10, IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT FILED IN THE REGISTRARS OFFICE AS DOCUMENT NUMBER 41516

**PERMANENT INDEX NUMBER:** 13-32-120-048  
**PROPERTY ADDRESS:** 2106 N. Moody Avenue, Chicago, IL 60639

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 \$ 37,500.00 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 \$ 37,500.00 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.

### REAL ESTATE TRANSFER 11/10/2011

	<b>COOK</b>	\$15.00
	<b>ILLINOIS:</b>	\$30.00
	<b>TOTAL:</b>	\$45.00

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### REAL ESTATE TRANSFER 11/10/2011

	<b>CHICAGO:</b>	\$225.00
	<b>CTA:</b>	\$90.00
	<b>TOTAL:</b>	\$315.00

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Cook County Fund  
RA, ST  
Department

S Y  
P 2  
S N  
SC N  
INT AB

