## **UNOFFICIAL COPY**

PREPARED BY:

Codilis & Associates, P.C. Tammy A. Geiss, Esq. 15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Cecia Hernandez

915CBE01

2149 N. Moody AVE

Chicago. IL 60639

MAIL RECORDED DEED TO:

Monty Scott Boatright

2149 N May Ave

Chicago. IL 100639



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

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 State of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hard 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 Cool 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 4C HORTH, 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 PEPICO 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	
	7	COOK	<b>\$</b> 15.00
		ILLINOIS:	\$30.00
		TOTAL:	\$45.00

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REAL ESTATE TE	11/10/2011	
	CHICAGO:	\$225.00
	CTA:	\$90.00
	TOTAL:	\$315.00

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1133904132D Page: 2 of 2

## UNOFFICIAL C Special Warranty Deed - Continued Day of Federal National Mortgage Association Illinois STATE OF COUNTY OF DuPage I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do Hereby certify that Sian P. Harc 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/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set for the Given under my hand and notarial seal, this Notary Publi commission expires: OOA COUNTY CIENT'S OFFICE Exempt under the provisions of Tate Section 4, of the Real Estate Transfer Act Agent. STATE OF ILLINOIS