

# UNOFFICIAL COPY

**PREPARED BY:**

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Tammy A. Geiss, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527



Doc#: 1200429042 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2012 11:47 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

B W Development LLC  
7340 S. 86TH ST  
JUSTICE, IL 60459

**MAIL RECORDED DEED TO:**

Christopher S Koczvara  
5838 S. ARCHER  
CHICAGO, IL 60638

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## 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 hand paid, GRANTS, CONVEYS AND SELLS to B W Development LLC AN ILLINOIS CORP., 5852 W 75th PL Burbank, IL 60459-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 384 IN DEWEY AND CUNNINGHAMS SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**PERMANENT INDEX NUMBER:** 20-30-213-001-0000

**PROPERTY ADDRESS:** 7201 S. Hermitage Avenue, Chicago, IL 60636

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 \$10,680.00 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 \$10,680.00 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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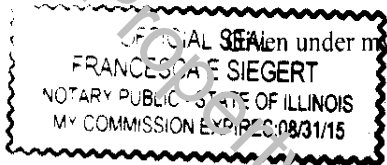
Special Warranty Deed - *Continued*

Dated this 30 Day of December 2011

Federal National Mortgage Association  
 By: [Signature] Attorney in Fact  
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 hereby certify that [Signature] 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 forth.



Sealed under my hand and notarial seal, this 30 Day of December 2011  
[Signature]  
 Notary Public  
 My commission expires: 02/31/15

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

City of Chicago  
 Dept. of Revenue  
**617841**



Real Estate  
 Transfer  
 Stamp

**\$94.50**

Batch 3,990,615

1/4/2012 10:41  
 dr00111

**STATE OF ILLINOIS**

STATE TAX

JAN. - 4. 12

REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000007190	<b>REAL ESTATE TRANSFER TAX</b>
	<b>0000900</b>
	<b>FP 103037</b>

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

COUNTY TAX

JAN. - 4. 12

**REVENUE STAMP**

# 0000007025	<b>REAL ESTATE TRANSFER TAX</b>
	<b>0000450</b>
	<b>FP 103042</b>