

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1203139073 **Fee:** \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2012 01:49 PM Pg: 1 of 2

MAIL TAX BILL TO:

James Holiday

MAIL RECORDED DEED TO:

Brian Alexander Smith
5323 W. 95th St.
Oak Lawn, IL 60452-2444

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);

James Holiday,

Of 10144 South Union St., Chicago, IL 60628-1827, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN BLOCK 6 IN FALLIS AND GANO'S ADDITION TO PULLMAN, A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBER: 25-21-428-017-0000

PROPERTY ADDRESS: 11802 S. Lafayette Avenue, Chicago, IL 60628

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 **\$5,400.00** 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 **\$5,400.00** 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.

