## **UNOFFICIAL COPY**

PREPARED BY:

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

MAIL TAX BILL TO:

Norma Varkony

PO BOX 481

+ Glencoe IL 60622

MAIL RECORDED DEED TO:

MAIL RECOMMENDERS Jason Chmielewski - 221 N LUSGILL St.

Chrago IL 60601

Doc#: 1204642048 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/15/2012 09:33 AM Pg: 1 of 3

## 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 SELLS to CONVEYS AND considerations, in hand paid, GRANTS, and Latisha Jeffers As joint tenures not 209 Harbor Glencoe, IL 60622-, all following described real estate situated in the County of Cook, State of Illinois, to wit: \* tenants in oummon.

UNIT NO. 204 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN AFTER REFERRED TO AS "PARCEL"): THE SOUTH HALF OF LOT 663 AND ALL OF LOT 664 IN GLENWOOD MANOR UNIT NO. 11, A RESUBDIVISION OF LOT 409 (EXCEPT THE SOUTH 18 FEET THEREOF), LOTS 410 AND 411 IN GLENWOOD MANOR UNIT NO. 5, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOT "A" IN GLENWOOD MANOR UNIT NO. 9, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTH 1039.40 FEET OF THE SOUTH VEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT "A" LYING NORTH OF A LINE DRAWN PARALLEL WITH AND 819.40 FEET NORTH O' THE SOUTH LINE OF SAID SECTION 33), ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION MADE BY GLENWOOD FARMS, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21300973; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-33-305-029-1014

PROPERTY ADDRESS: 625 N. Carroll Parkway, Unit #204, Glenwood, IL 60425

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or surfered 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 \$\_25,080.00\_ 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 \$\_25,080.00\_\_ 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.

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

## **UNOFFICIAL COPY**

Special Warranty Deed - Continued THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property of County Clerk's Office

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## UNOFFICIAL COPY

Special Warranty Deed - Continued
Dated this 29th Day of December 2011
By: 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 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 sectorth.
Given under my hand and notarial seal, this
Notary Public
My commission expires:
Exempt under the provisions of  Section 4, of the Real Estate Transfer ActLiate  Agent.  OFFICIAL SEAL GERMAINE R MOSCHETTO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/14/14
NO5358 REAL ESTATE TRANSFER TAX AMOUNT O GLENWOOD DATE \$30-1/ SOLD BYCM S
CTATE OF HUMBON
STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX  0002 1.00  REAL ESTATE TRANSFER TAX  FP326652
<b>I</b>

REVENUE STAMP

FP326665