

# UNOFFICIAL COPY



Doc#: 1209611097 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/05/2012 11:48 AM Pg: 1 of 2

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Lucian Muresan  
820 N. Hermitage  
Apt. 1  
Chicago IL 60622

**MAIL RECORDED DEED TO:**

Scott A. Sandroff  
DOUGLAS G. SHREFFLER  
4655 N. Milwaukee Ave.  
Chicago, Illinois 60630

110297321551

## SPECIAL WARRANTY DEED

1/1  
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 Lucian Muresan, of 820 N Hermitage Ave #1 Chicago, IL 60622-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 2/3RD'S OF LOT 46 AND THE SOUTH 2/3RD'S OF LOT 47 IN BLOCK 2 IN LILLIE DALE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


**PERMANENT INDEX NUMBER:** 25-04-402-050-0000  
**PROPERTY ADDRESS:** 9105 S. Perry Avenue, Chicago, IL 60620

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 \$ 22,800.00 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 \$ 22,800.00 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.

Dated this 2/23/12

REAL ESTATE TRANSFER	03/22/2012
 CHICAGO:	\$142.50
CTA:	\$57.00
<b>TOTAL:</b>	<b>\$199.50</b>

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REAL ESTATE TRANSFER	03/22/2012
  COOK	\$9.50
ILLINOIS:	\$19.00
<b>TOTAL:</b>	<b>\$28.50</b>

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Special Warranty Deed - Continued

Federal National Mortgage Association

By:

[Handwritten signature of 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 Richard Spencer 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.

Given under my hand and notarial seal, this

2/23/12

[Handwritten signature of Notary Public]

Notary Public

My commission expires:

8/2/15

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



Property of Cook County Clerk's Office