

UNOFFICIAL COPY

110297323155

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

MAIL TAX BILL TO:
Darius Buskus
425 Wisconsin Ave
Unit 2W
Oak Park, IL
60302

MAIL RECORDED DEED TO:
Genevieve Scanlan
6049 North Ave
Oak Park, IL 60302-1159



Doc#: 1210126093 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2012 10:44 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 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 THE GRANTEE(S) Darius Buskus, of 1356 N Geneva Dr #3B Palatine, IL 60074-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 425-2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020159529, IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-322-061-1026
PROPERTY ADDRESS: 425 Wisconsin Avenue, Unit 2-W, Oak Park, IL 60302

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 \$ 45000 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 \$ 45000 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.

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

Special Warranty Deed: Page 1 of 2

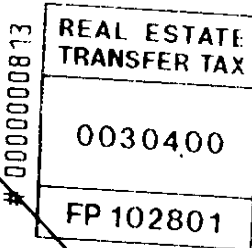
S Y
P 2
S N
SCY
INT

UNOFFICIAL COPY

Special Warranty Deed - *Continued*



MAR. 22. 12



0000000813

MAR 15 2012

Dated this _____

Federal National Mortgage Association

By: Tammy Geiss
Attorney in Fact

Attorney in Fact

STATE OF IL)
) SS.
COUNTY OF DuPage)

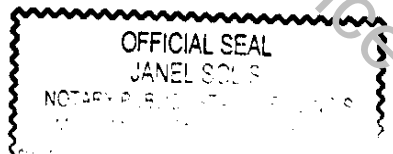
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy Geiss as Attorney in Fact for Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before 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

MAR 15 2012
Janel Solis
Notary Public

My commission expires: _____

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



REAL ESTATE TRANSFER	04/04/2012
COOK	\$18.75
ILLINOIS:	\$37.50
TOTAL:	\$56.25

16-07-322-061-1026 | 20120301602945 | H9DL3D