

# UNOFFICIAL COPY



Doc#: 1210126126 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/10/2012 11:39 AM Pg: 1 of 2

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**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Elzy Brown  
20501 Keeler Avenue  
Matteson, IL 60443

**MAIL RECORDED DEED TO:**

Michael Thomas Huguelet  
10749 Winterset Drive  
Orland Park, IL 60467

## 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 Elzy Brown, a single person not a party to a civil union of 20501 Keeler Ave Matteson, IL 60443-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: LOT 5 OF BLOCK 506 IN THE LIONCREST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION MADE BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 4, 1967 & KNOWN AS TRUST NUMBER 32543 RECORDED AS DOCUMENT 20281108 IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 31-26-317-036-0000  
**PROPERTY ADDRESS:** 5065 Brighton Lane, Richton Park, IL 60471

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 bona fide PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 20,400.00 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 \$ 20,400.00 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.

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

REAL ESTATE TRANSFER	03/30/2012	
	COOK	\$8.50
	ILLINOIS:	\$17.00
	TOTAL:	\$25.50



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