

UNOFFICIAL COPY



1211642056

Doc#: 1211642056 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2012 10:47 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:
Robert Stankiewicz and Ewa Szymanska
2434 N. Clinton Street
River Grove, IL 60171

MAIL RECORDED DEED TO:
Robert Stankiewicz and Ewa Szymanska
2434 N. Clinton Street
River Grove, IL 60171

11029732854
HFSKMB162011

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 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) Robert Stankiewicz and Ewa Szymanska of _____ all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH HALF OF THE SOUTH HALF (EXCEPT THE SOUTH 1.50 FEET OF THE WEST 42.32 FEET THEREOF) OF LOT 2 IN VOLK BROTHERS FOURTH ADDITION TO CHICAGO HOME GARDENS, BEING A SUBDIVISION OF THAT PART OF THE NORTH 6.10 CHAINS OF THE SOUTH 9.26 CHAINS LYING EAST OF SCHOOL STREET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-26-422-037-0000
PROPERTY ADDRESS: 2434 N. Clinton Street, River Grove, IL 60171

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 BONAFAIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$135,000.00 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 \$135,000.00 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.

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S
SCY
INT RV

VILLAGE OF RIVER GROVE
Property Inspection
No 002912
3-30-12 K.M.
Approved

REAL ESTATE TRANSFER		04/19/2012
	COOK	\$56.25
	ILLINOIS:	\$112.50
	TOTAL:	\$168.75
12-26-422-037-0000 20120401600218 HFSKM8		

C.

of 2

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Special Warranty Deed - *Continued*

Dated this 3/27/12

Federal National Mortgage Association

Attorney in Fact

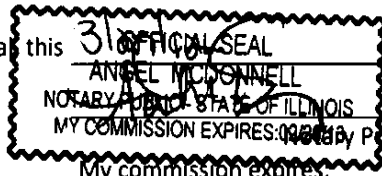
By:

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 Brian Tracy, 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 31



My commission expires: _____

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

Notary of Cook County Clerk's Office