# 1947322 YPO

# UNOFFICIAL COPY

### PREPARED BY:

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

### **MAIL TAX BILL TO:**

Elise Braun and Michael Berggren
3660 N. Lake shore Dr.

1015
Chicago, TL 60613
MAIL RECORDED DEED TO:
Deborah Ashen
217 N. Jeffarson st

4601
Chicago, TL 60611



Doc#: 1212133080 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 04/30/2012 02:12 PM 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 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 Elise Braun and Michael Berggren, 65 10.01

Tenant S

estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 1015 AND PARKING UNIT P-248 IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF FILE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MEPHIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS EXCUMENT NUMBER 00973568 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER 00973566 RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973565 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567

PERMANENT INDEX NUMBER: 14-21-110-048-1484,

14-21-110-048-1924

PROPERTY ADDRESS: 3660 N. Lake Shore Drive Unit #1015, Chicago, IL 60613

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 \$\_137,880.00\_\_\_\_ 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 \$\_137,880.00\_ 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.

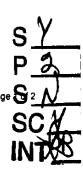
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Attorneys' Fite Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400 Special Warranty Deed: Page 8

Chicago, IL 60600-4650

Attn:Search Department



1212133080D Page: 2 of 2

# **UNOFFICIAL COPY**

Special Warranty Deed - Continued	•
Dated this $2/9/12$	'
•	Federal National Mortgage Association
Ву:	Allina A Dais
۵,۰	Attorney in Fact
STATE OF Illinois ) SS.	O Attorney in Fact
COUNTY OF DuPage )	•
I, the undersigned, a Notary Public in and for said of said of said of same person(s) whose name(s) is/are subscribed to the foregoing acknowledged that he/sne/hey signed, sealed and delivered the said instruction purposes therein set forth.  OFFICIAL SE NOTARY PUBLIC SERVICE OF SIGNED	onal Mortgage Association, personally known to me to be the instrument, appeared before me this day in person, and nument, as his/her/their free and voluntary act, for the uses and AL NNELL
Fig. 1. 1. the second file of th	
Exempt under the provisions of	
Section 4, of the Real Estate Transfer Act Date	
Agent.	

REAL ESTATE TRAN	ISFER O	04/20/2012
REAL ESTATE TRAIN	COOK	\$57.50
	ILLINOIS:	\$115.00
	TOTAL:	\$172.50
44.01.110.048-148	4   201204016000	78   E552 /L

2.50 21.50 21.50 04/20/2012 REAL ESTATE TRANSFIER CHICAGO: CTA: \$1,207.50 TOTAL: 14-21-110-048-1484 | 20120401600078 | NKTBT8