

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Johnny Mendoza

2527 N. Newcastle ;
CHICAGO, IL 60807

MAIL RECORDED DEED TO:

BEATRIZ BETAN COURT
ATTORNEY AT LAW
2457 N. Hillside Ave
CHICAGO, IL 60647



Doc#: 1219133091 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2012 01:43 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 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) Johnny Mendoza, *SINGLE*, 2527 N. NEWCASTLE of CHICAGO, IL 60807, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 2-B IN THE 5801 FULLERTON CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, AND 3 (EXCEPT THE NORTH 17.00 FEET OF EACH OF SAID LOTS) IN BLOCK 1 IN HANSON'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON SEPTEMBER 26, 2002 AS DOCUMENT 0021055844 ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF PARKING SPACE P-6 AND STORAGE SPACE S-1 AS LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-32-203-049-1005

PROPERTY ADDRESS: 5801 W. Fullerton Avenue Unit# 2B, Chicago, IL 60639

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 \$45,000.00 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 \$45,000.00 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.

ATGF, INC.

Special Warranty Deed: Page 1 of 2


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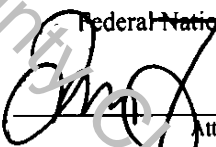
Special Warranty Deed - *Continued*

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

REAL ESTATE TRANSFER		06/22/2012
	CHICAGO:	\$281.25
	CTA:	\$112.50
	TOTAL:	\$393.75
13-32-203-049-1005 20120601604166 DAYE7M		


REAL ESTATE TRANSFER		06/22/2012
 	COOK	\$18.75
	ILLINOIS:	\$37.50
	TOTAL:	\$56.25
13-32-203-049-1005 20120601604166 67C8JZ		

Dated this JUN 04 2012

Federal National Mortgage Association
 By:  _____
 Attorney In Fact
 Brian Tracy

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 JUN 04 2012

 Notary Public
 My commission expires: 12/14/2015

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

