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Doc#: 1222935021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2012 10:48 AM Pg: 1 of 2

120297324830

PREPARED BY:

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

MAIL TAX BILL TO:

Abhay Raj and Nalini Raj

2463 W. Branch Ct
Naperville, IL 60565

MAIL RECORDED DEED TO:

Jonathan Vold
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

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 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) Abhay Raj and Nalini Raj, husband & wife, As JT. Tenants of 2463 W. West Branch Court Naperville, IL 60565-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 512-3N, IN THE 506-12 MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 17 AND 18 AND ALL OF LOT 19 (EXCEPT THE EAST 45 FEET) IN BLOCK 4 IN EAST AVENUE ADDITION TO OAK PARK IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 30, 1998 WITH THE COOK COUNTY RECORDER AS DOCUMENT NUMBER 98668511 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 16-07-421-019-1027

PROPERTY ADDRESS: 512 W. Madison Street Unit #3N, 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 \$45,600.00 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 \$45,600.00 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.

ATGF, INC.

Handwritten signature and date: 8/16/12

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Special Warranty Deed - *Continued*



JUL 26 12

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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00304.00 |
| # 0000001151 FP 102801 |

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|--|------------|
| REAL ESTATE TRANSFER | 07/31/2012 |
| COOK | \$19.00 |
| ILLINOIS: | \$38.00 |
| TOTAL: | \$57.00 |
| 16-07-421-019-1027 20120701604896 365EHE | |

JUL 16 2012

Dated this _____

Federal National Mortgage Association

By

Tammy A. Geiss

Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

Tammy A. Geiss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy A. Geiss 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 JUL 16 2012

Katie Lachine

Notary Public



4/19/14

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