

# UNOFFICIAL COPY



1224241026B

## SPECIAL WARRANTY DEED

*Tenants by the Entirety*  
THE GRANTOR, Federal National Mortgage Association

Doc#: 1224241026 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2012 10:05 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 6 day of July, 2012, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Narendra / Shailendra  
Shailendra N/Shah and Anjana S. Shah, 520 Des Plaines Ave., #301, Forest Park, IL 60130

The following described real estate situated in the County of Cook and State of Illinois, to wit: *\* Husband & Wife as Tenants by the Entirety*  
LEGAL DESCRIPTION ATTACHED  
TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 15-12-11-016-1021

ADDRESS OF REAL ESTATE 411 Ashland Avenue, River Forest, IL 60305

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ and attested by its \_\_\_\_\_ the day and year written above.

FIRST AMERICAN TITLE

Federal National Mortgage Association

ORDER # 2300076

Amanda Roberts *OP*

STATE OF Texas  
COUNTY OF Dallas

Authorized Signer of First American Title Insurance Company or Attorney in fact And/or agent

I, Cynthia Partida Valtierra a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Amanda Roberts personally known to me *OP* of Federal National Mortgage Association OP personally known by me to be the of said corporation, and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 6 day of July, 2012

Commission expires 6-4, 2015

Cynthia Partida Valtierra  
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent



S Y  
P 3  
S N  
SC N  
INT OP

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## LEGAL DESCRIPTION

UNIT NO. 3E AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS "PARCEL"): LOTS 4 AND 5, THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11, AND 12 IN BLOCK 3 PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334 IN BOOK 43 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 08, 1968 AND KNOWN AS TRUST NUMBER 1442, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21171894 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY.

VILLAGE OF RIVER FOREST  
 Real Estate Transfer Tax  
 Date 8/9/12 Amt Paid \$104.00



411 Ashland Avenue  
 River Forest, IL 60305

Mail to:

Brenda Murzy  
1300 ILLINOIS, #125  
NAPERVILLE, IL 60563

Send Subsequent Tax Bills To:

Shalendra + Anjani Shah  
411 Ashland Ave. Unit 3E  
River Forest, IL 60305

REAL ESTATE TRANSFER		08/23/2012
	COOK	\$51.75
	ILLINOIS:	\$103.50
	TOTAL:	\$155.25
15-12-117-016-1021   20120701600935   3YCVT7		

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## DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$123,637.50 FOR A PERIOD OF 3 MONTH(S) 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 \$123,637.50 FOR A PERIOD OF 3 MONTH(S) 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.

411 Ashland Avenue, #2E  
River Forest, IL 60305

Property of Cook County Clerk's Office