

# UNOFFICIAL COPY

**PREPARED BY:**

Codilis & Associates, P.C.  
Tammy A. Geiss, Esq.  
157030 N. Frontage Rd.  
Burr Ridge, IL 60527



**MAIL TAX BILL TO:**

North Humphrey Corporation  
5807 N. West Circle  
Chicago, IL 60631

Doc#: 1226212113 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/18/2012 01:35 PM Pg: 1 of 2

**MAIL RECORDED DEED TO:**

Joseph Spillane  
114 Gale Ave  
River Forest, IL

120297328083

Property of Cook County Clerk's Office

## 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) North Humphrey Corporation, of 5807 N. West Circle Chicago, IL 60631-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 15 AND THE SOUTH 8 FEET OF LOT 14 IN BLOCK 14 IN AUSTIN PARK SUBDIVISION BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**PERMANENT INDEX NUMBER:** 16-17-329-027-0000  
**PROPERTY ADDRESS:** 1179 S. Lyman Avenue, Oak Park, IL 60304

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 PONAFAIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$169,536.00 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 \$169,536.00 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' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

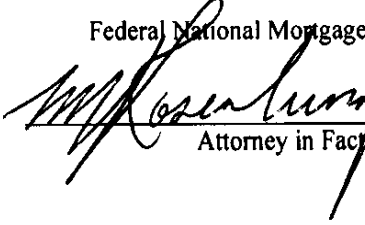
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Special Warranty Deed - *Continued*


Dated this 106 2 0 2012

Federal National Mortgage Association



By:  Matthew J. Rosenberg  
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 Matthew J. Rosenberg 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 AUG 20 2012  
  
Notary Public  
My commission expires: \_\_\_\_\_



<b>REAL ESTATE TRANSFER</b>	08/30/2012	
 <b>COOK</b>	\$70.75	
 <b>ILLINOIS:</b>	\$141.50	
<b>TOTAL:</b>	\$212.25	

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AUG. 28. 12

# 0000001249	<b>REAL ESTATE TRANSFER TAX</b>
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