

# UNOFFICIAL COPY



12278573120

Doc#: 1227857312 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/04/2012 09:18 AM Pg: 1 of 3

Commitment Number: 3045628  
Seller's Loan Number: C101QW8

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

Mail Tax Statements To: 67 LAUREL AVE., HIGHLAND PARK, IL 60035

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**02-01-200-083-1055**

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## SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is 14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254, hereinafter grantor, for \$42,000.00 (Forty-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of special warranty to ADI MOR, a married man, hereinafter grantee, whose tax mailing address is 67 LAUREL AVE., HIGHLAND PARK, IL 60035, the following real property:

All that certain condominium situate in the County of Cook, State of Illinois, being known and designated as follows: Unit No. 4061-1A in Arlington Grove Condominiums as delineated on a survey of the following described real estate: Part of the North 1/2 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25364419 as amended from time to time, together with their undivided percentage interest in the common elements, in Cook County, Illinois.

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**Property Address is: 4061 BONHILL DR., UNIT 1A ARLINGTON HEIGHTS, IL 60004**

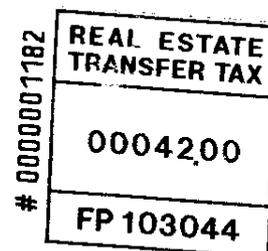
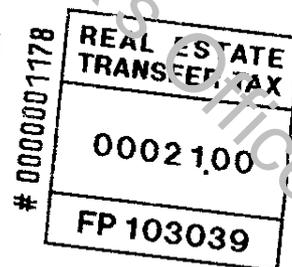
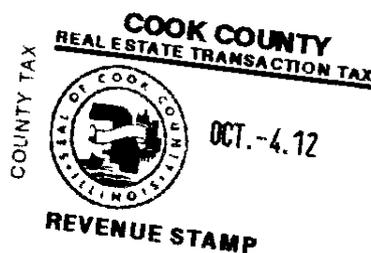
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1128044090**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$50,400.00 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 \$50,400.00 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.



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Executed by the undersigned on 9-18, 2012:

**Federal National Mortgage Association**

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: \_\_\_\_\_

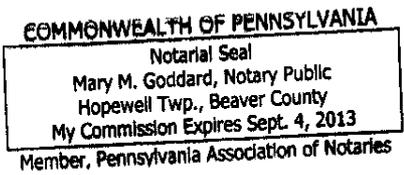
Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: 1129747007.

STATE OF Pa  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of Sept, 2012, by Cherri Springer AVP of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.



Mary M. Goddard  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative