

# UNOFFICIAL COPY



Doc#: 1229335047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2012 02:44 PM Pg: 1 of 2

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Anthony Golob  
2202 S. Halsted  
2nd Floor  
Chicago, IL 60608

**MAIL RECORDED DEED TO:**

Jennifer Goldstone  
1819 West Grand Ave, Suite 200  
Chicago, IL 60622-

120297328783

## 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) Anthony Golob, of 2202 S. Halsted Chicago, IL 60608-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 7 IN BELLEVUE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 25-02-406-022-0000  
**PROPERTY ADDRESS:** 9216 S. Avalon Avenue, Chicago, IL 60619

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 BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$24,000.00 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 \$24,000.00 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.

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

REAL ESTATE TRANSFER		10/03/2012
	COOK	\$10.00
	ILLINOIS:	\$20.00
	TOTAL:	\$30.00

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REAL ESTATE TRANSFER		10/03/2012
	CHICAGO:	\$150.00
	CTA:	\$60.00
	TOTAL:	\$210.00

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ATGF, INC.

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Special Warranty Deed - Continued

Dated this 9-27-12

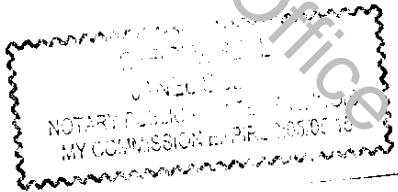
Federal National Mortgage Association

By: Christa Babakitis  
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 Christina Babakitis 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 9-27-12  
[Signature]  
Notary Public  
My commission expires: 5/5/15



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