

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1301704041 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2013 10:24 AM Pg: 1 of 2

MAIL TAX BILL TO:

Glenn Taylor and Joan Taylor
2 GARDEN DR., UNIT #8
LA GRANGE PARK, IL 60526

MAIL RECORDED DEED TO:

Jeffrey S Sell
19 South LaSalle Street 6th Floor Ste. 600
Chicago, IL 60603

120297328919

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) Glenn Taylor and Joan Taylor, **AS JOINT TENANTS** of 14604 CO Hwy 3 Frazee, MN 56544-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2-8 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 20TH DAY OF JANUARY 1982 AS DOCUMENT NO. 3247404, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT 1 IN OWNER'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 18, 1956, AS DOCUMENT NO. 1664053, ALSO LOT 39, IN SHERWOOD VILLAGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 20, 1955 AS DOCUMENT NO. 1608657.

PERMANENT INDEX NUMBER: 15-28-315-057-1008
PROPERTY ADDRESS: 2 Garden Drive Unit #8, La Grange Park, IL 60526

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 \$ 44,520.00 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 \$ 44,520.00 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.

S Y
P 2
S N
SC Y
INT

