

# UNOFFICIAL COPY



Doc#: 1303041063 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/30/2013 02:35 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:**  
Peng Zhang and Yan Xu  
2019 Illinois Rd.  
Northbrook, IL 60062

**MAIL RECORDED DEED TO:**  
Gary Moore  
535 South Washington St Ste 7  
Naperville, IL 60540

120297331531  
11

## 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) Peng Zhang and Yan Xu, husband and wife, as joint tenants of 741 Shady Grove Lane Buffalo Grove, IL 60089-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 309 IN CHERRY LANE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 1 IN CHERRY LANE RESUBDIVISION OF PART OF LOT 6 IN NORTHBROOK COMMERCIAL TRUST SUBDIVISION OF PART OF LOT 41 IN WALTERS RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27337632 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 04-10-118-017-1028  
**PROPERTY ADDRESS:** 1970 Cherry Lane Unit #309, Northbrook, IL 60062

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 \$ 75,600.00 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 \$ 75,600.00 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.

AT&TF, INC.

Special Warranty Deed: Pg: 1 of 2

S Y  
P 2  
S N  
SC Y  
INT 108

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Special Warranty Deed - Continued

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER</b>	01/14/2013
<b>COOK</b>	\$31.50
<b>ILLINOIS:</b>	\$63.00
<b>TOTAL:</b>	\$94.50

04-10-118-017-1028 | 20130101601949 | S70R27

Dated this DEC 10 2012

Federal National Mortgage Association  
 By: [Signature] **Brian Tracy**  
 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 Brian Tracy 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 DEC 10 2012  
[Signature]  
 Notary Public  
 My commission expires: 12/14/15

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

