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

Doc#: 1304601072 **Fee:** \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/15/2013 12:07 PM Pg: 1 of 2

120297328614

MAIL TAX BILL TO:
B.W. Development LLC
5852 W. 15th Pl
BURBANK, IL 60459

MAIL RECORDED DEED TO:
Chris Koczvara
5832 S. Archer Ave.
Linder Ave. Suite
Chicago, IL 60638

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) B.W. Development LLC, of 5852 W. 15th Place Burbank, IL 60459, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 37 AND 38 IN BLOCK 2 IN E.O. LANPHERE'S ADDITION TO ENGLEWOOD IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-19-429-010; 20-19-429-011
PROPERTY ADDRESS: 7029 S. Hermitage Avenue, Chicago, IL 60636

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 \$ 3,480.00 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 \$ 3,480.00 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

SPS
SC
INT
SEARCH DEPARTMENT

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Special Warranty Deed - Continued

Dated this JAN 17 2013

Federal National Mortgage Association

By: *Jennifer Hayes*
 Attorney in Fact
Jennifer Hayes

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 Jennifer Hayes 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 JAN 17 2013
Katie Lachine
 Notary Public

My commission expires: _____

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



REAL ESTATE TRANSFER		01/31/2013
	COOK	\$1.50
	ILLINOIS:	\$3.00
	TOTAL:	\$4.50
20-19-429-010-0000 20130101605606 K86PCR		

REAL ESTATE TRANSFER		01/31/2013
	CHICAGO:	\$22.50
	CTA:	\$9.00
	TOTAL:	\$31.50
20-19-429-010-0000 20130101605606 GWULF7		