## **UNOFFICIAL COPY**

## EREPARED BY:

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

MAIL TAX BILL TO:

Kamlesh Patel
192 OV 1900 YOT

MAIL RECORDED DEED TO: KG SNYAW FRIVER I 1345 WILL HOAD, SULE 116 50 ham be 25 160173



Doc#: 1312012078 Fee: \$40.00 RHSP Fee:\$10.00 Affidavit Fee:

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/30/2013 10:37 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Moragage 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) Kamlesh Patel,

of 792 Oregon Trail Roselle, IL 60172-. 7.11 interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1D IN 707 WATERFORD ROAD, IN THE LAKEWOOD CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LAKEWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTIAD. 25252295, IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 07-27-102-020-1488** 

PROPERTY ADDRESS: 707 S. Waterford Road Unit #1D, Schaumburg, IL 60195

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 crarged, 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 FOR A SALES PRICE OF GREATER THAN \$86,400.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$86,400.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING 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

Special Warranty Deed: Page 1 of 2

## **UNOFFICIAL COPY**

Special Warranty Deed - Continued

Dated this	<u> APR - 2. 2013</u>				
	O <sub>2</sub>				
	VILLAGE C REAL ESTAT	CHAUMBURG E THAUSF IP TAX			
	21799	\$ 50 EV	Abas (A	Mortgage Association	
STATE OF	Illinois		1	ey in Eact Rhoads	<del></del>
COUNTY OF	F DuPage	) ''SS	)	Tilloaus	
		ary Public in and for said Attorney in Fact for Federal N	ational Mortgage Associatio	n, personally known to me t	o he the
same person(s	s) whose name(s) is/ <del>ar</del>	e-subscribed to the foregoin sealed and delivered the said in	g instrument appeared be	fore me this day in nere	on and

Given under my hand and notarial seal, this

 COOK
 \$36.00

 ILLINOIS:
 \$72.00

 TOTAL:
 \$108.00

 07-27-102-020-1488 | 20130401600108 | RTERMO

purposes therein set forth.

OFFICIAL SEAL
ANNA MARIE RUBEN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/14/15

My commission expires:

Notary Public