

UNOFFICIAL COPY

120 297 332 605 / 1

PREPARED BY:

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



Doc#: 1315404090 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2013 11:11 AM Pg: 1 of 2

MAIL TAX BILL TO:

David Pezzola
301 E. 60th St., #1B
New York, NY 10022-1566

MAIL RECORDED DEED TO:

Robert Floss II
205 West Randolph, Suite 1310
Chicago, IL 60606-1815

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 GRANTEE(S);

David Pezzola,
of 301 E. 60th St., #1B, New York, NY 10022-1566, a interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 301 IN THE CAROLINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 3 AND 4 IN BLOCK 11 IN OGLESBY'S SUBDIVISION OF BLOCKS 10 AND 11 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF WEST 1/2 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0633217163, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 20-23-223-042-1034
PROPERTY ADDRESS: 6618 S. Kenwood Avenue Unit #301, Chicago, IL 60637

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 FOR A SALES PRICE OF GREATER THAN **\$57,600.00** 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 **\$57,600.00** 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


Sale
P
S
SC
INT

Y
2
N
Y
AB

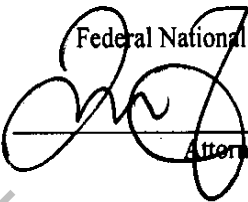
UNOFFICIAL COPY

Special Warranty Deed - *Continued*

REAL ESTATE TRANSFER		05/21/2013
	COOK	\$24.00
	ILLINOIS:	\$48.00
TOTAL:		\$72.00
20-23-223-042-1034 20130401605719 VRB53G		

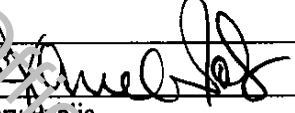
REAL ESTATE TRANSFER		05/21/2013
	CHICAGO:	\$360.00
CTA:		\$144.00
TOTAL:		\$504.00
20-23-223-042-1034 20130401605719 TOLMY3		

Dated this APR 15 2013

By:  Federal National Mortgage Association
 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 APR 15 2013

 Notary Public
 My commission expires: _____

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

