224294

UNOFFICIAL COP

PREPARED BY:

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

MAIL TAX BILL TO:

CapInvest, LLC 5315 N. Clark St. #268 Chicago, IL 60640-

MAIL RECORDED DEED TO:

CapInvest, LLC 5315 N. Clark St. #268 Chicago, IL 60640131**6-4266**0

Doc#: 1316942060 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 06/18/2013 11:28 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National 100 togge Association, of PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of 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) CapInvest, LLC, of 5315 N. Clark St. #268 Chicago, IL 60640-, all interest in the following asscribed real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: LOT 3 (EXCEPT THE WEST 103 FEET THEXFOF, AS MEASURED FROM THE EAST LINE OF THE 14 FOOT PUBLIC ALLEY ADJOINING SAID LOT IN SANGER'S RESUPCIVISION OF LOTS 1, 2, 3, AND LOTS 20 TO 27, INCLUSIVE, IN BLOCK 139 AND LOTS 1 TO 7, INCLUSIVE IN THE NORTH 1/2 EAST AND WEST OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 6, INCLUSIVE, IN BLOCK 140, ALL IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTHEAST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 26, WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4) OF SAID SOUTHEAST 1/4) AND THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4, V.E3T OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE NORTHY, ILLINOIS.

**PERMANENT INDEX NUMBER: 20-35-124-185-0000** 

PROPERTY ADDRESS: 8222 S. Dobson Avenue Unit A, Chicago, IL 60619

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, excepted precited 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 \$11,880.00 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 \$11,880.00 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: Pa

1316942060D Page: 2 of 2

## JNOFFICIAL C

Special Warranty Deed - Continued

Dated this	5-13-1	3 i	YAY	1	3	2013

Federal National Mortgage Association

Jennifer Hayes

STATE OF Illinois

COUNTY OF Dupage

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(z) 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 ur de my hand and notarial seal, this

Notary Public

My commission expires: 4-19

Exempt under the provisions of

Section 4, of the Real Estate Transfer Act

Agent.

NOTARY PUBLIC - STATE

06/05/2013 REAL ESTATE TRANSFER COOK

Date

\$5.00 \$10.00 ILLINOIS: \$15.00 TOTAL:

\$105.00

20-35-124-185-0000 | 20130501603167 | W80JPS

**REAL ESTATE TRANSFER** 06/05/2013 CHICAGO: \$75.00 CTA: \$30.00 TOTAL:

20-35-124-185-0000 | 20130501603167 | 7QKANK