UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Cindy Davis 2655 North Melvina Avenue Chicago, IL 60639

MAIL RECORDED DEED TO:

Erik Miles 22 W. Washington St, Ste 1500 Chicago, IL 60602 Doc#: 1317642018 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/25/2013 09:48 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Morgage 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) Cindy Davis, a single work of 752 Invertary Lane Deerfield, IL 60015, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 28 FEET OF THE SOUTH 56 FEET OF LOT 51 IV TI LEY'S DIVERSEY AVENUE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTH AST 1/4 (EXCEPT THE SOUTH 33-1/3 ACRES THEREOF) AND OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-29-312-002-0000

PROPERTY ADDRESS: 2655 N. Melvina Avenue, Chicago, IL 60639

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; urange 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 \$196,200.00 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 \$196200.00 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

Special Warranty Deed:

_1317642018D Page: 2 of 2

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Special Warranty Deed - Continued

REAL ESTATE TRANSFER		06/03/2013
	CHICAGO:	\$1,226.2
	CTA:	\$490.50
	TOTAL:	\$1,716.75
13-29-312-002-	0000 2013030160042	24 RKXJ8R

Dated this FEB 2 7 2013

Federal National Mortgage Association

By:

Staci Rhoads

STATE OF Illinois)

COUNTY OF DuPage)

Is the pundersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that 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

Notary Public My commission expires:

12/14/15

Exempt under the provisions of
Section 4, of the Real Estate Transfer Act______Date
_____Agent.

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

REAL ESTATE TRANSFER		06/03/2013
	СООК	\$81.75
	ILLINOIS:	\$163.50
	TOTAL:	\$245.25

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