## **UNOFFICIAL COPY**

#### PREPARED BY:

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

MAIL TAX BILL TO:

Orchard Street Property Group LLC

TA IS SUFFIELD COURT

MAIL RECORDED DEED TO:

AVRUM REIGERUTD

3016 W.SHERWINGHE



Doc#: 1329742131 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1,00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 10/24/2013 02:49 PM Pg: 1 of 2

### 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 (f Anterica, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVINITYS AND SELLS to THE GRANTEE(S) Orchard Street Property Group LLC,

of, all interest in the following described real estate situated in the County of Cook,

State of Illinois, to wit:

LOT 41 IN BLOCK 2 OF MCAULEY AND ELLIOTS SUBDI /ISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 13-33-204-022-0000** 

PROPERTY ADDRESS: 4844 W. Medill Avenue, Chicago, IL 60639

ATGF, INC.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents tora 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, in iding line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilines; 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 \$ 133,200.00 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 \$133,200.00 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.

REAL ESTATE TRANSFER		10/04/2013
	соок	\$55.50
	ILLINOIS:	\$111.00
	TOTAL:	\$166.50

13-33-204-022-0000 | 20131001601189 | QQPY1Z

REAL ESTATE TRANSFER		10/04/2013
	CHICAGO:	\$832.50
	CTA:	\$333.00
	TOTAL:	\$1,165.50

13-33-204-022-0000 | 20131001601189 | 7YH6GH

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Special Warranty Deed - Continued

Dated this	SEP 2 4 2013		
100/	<b>A</b>		
	Ox	Federal National Mortgage	Association
	Co	By: Attorpey in Fact	Brian Tracy
STATE OF Illinois		Autoritely in race	
COUNTY OF DuPage	) SS.		
same person(s) whose name(s) is/as	Attorney in Fact for Federal re subscribed to the foreg	aid County, in the State aforesaid, I Nation at Mortgage Association, personal oing instrument, appeared before me to I instrument, as his/her/their free and volu-	ly known to me to be the his day in person, and
•	iven under my hand and nota	rial seal, this SEP 34 20	013
		Jane las	_
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Exempt under the provisions of			<b>%</b> .
Section 4, of the Real Estate Transfer	ActDate Agent.	· · · · · · · · · · · · · · · · · · ·	was .
		OFFICIAL SEAL JAINEL SOLIS NOTARY PUBLIC - STATE OF ILLI MY COMMISSION EXPIRES:05/K	NOIS 15/15
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