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PREPARED BY:

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

Doc#: 1400326063 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/03/2014 03:00 PM Pg: 1 of 2

MAIL TAX BILL TO:

IH3 Property Illinois L.P.
5509 N. Cumberland Ave.
Chicago, IL 60656-

MAIL RECORDED DEED TO:

Boiko & Osimani PC
3447 N. Lincoln Avenue
Chicago, IL 60657

13029133992

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 THE GRANTEE(S) IH3 Property Illinois L.P. a Delaware Limited Partnership, of 5509 N. Cumberland Ave. Chicago, IL 60656, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 5 IN COBBLER'S CROSSING UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-07-210-005-0000
PROPERTY ADDRESS: 1124 Willoby Lane, Elgin, IL 60120

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 \$293,880.00 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 \$293,880.00 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

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Special Warranty Deed - Continued

Dated this NOV 27 2013

Federal National Mortgage Association
 By: *Matthew J. Rosenberg* Matthew J. Rosenberg
 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 Matthew J. Rosenberg 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 NOV 27 2013
Kate Nichols
 Notary Public
 My commission expires: 2/18/15

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



REAL ESTATE TRANSFER		12/07/2013
	COOK	\$99.50
	ILLINOIS:	\$199.00
	TOTAL:	\$298.50

06-07-210-005-0000 | 20131201600475 | 5GADMX