

UNOFFICIAL COPY



Doc#: 1405004054 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2014 10:39 AM Pg: 1 of 2

130297340955

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

MAIL TAX BILL TO:
Harbor Realty LLC
7000 S. Sangamon
Chicago, IL 60621-

MAIL RECORDED DEED TO:
Kimberly Freeland
1530 W. Fullerton
Chicago, IL 60614

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 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) Harbor Realty LLC, of 7000 S. Sangamon Chicago, IL 60621, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN MARTIN J. HEALY FIRST ADDITION BRANARD, BEING A SUBDIVISION OF BLOCK 9 (EXCEPT THE NORTH 100 FEET THEREOF) IN W. O. COLE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-05-123-021-0000
PROPERTY ADDRESS: 8916 S. Racine Avenue, Chicago, IL 60620

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 \$55,200.00 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 \$55,200.00 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		02/04/2014
	CHICAGO:	\$345.00
	CTA:	\$138.00
	TOTAL:	\$483.00

25-05-123-021-0000 | 20140101603983 | NNKKWS

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Title Search Department

B Y
P 2
S N
CO Y
RT 1

REAL ESTATE TRANSFER		02/04/2014
	COOK	\$23.00
	ILLINOIS:	\$46.00
	TOTAL:	\$69.00

25-05-123-021-0000 | 20140101603983 | 6NLB6R

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Special Warranty Deed - Continued

Dated this **JAN 10 2014**

Property of Cook County Clerks Office

Federal National Mortgage Association
By: **Staci Rhoads**
Staci Rhoads
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 Staci Rhoads 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 **JAN 10 2014**

Katie Lachine

Notary Public
My commission expires: 4-19-14

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

