

# UNOFFICIAL COPY



Doc#: 1405035032 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/19/2014 09:48 AM Pg: 1 of 2

**PREPARED BY:**

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

**MAIL TAX BILL TO: *AND Deed***

Susan Clarke and Edward Clarke  
2112 Timber Ridge Lane  
Hoffman Estates, IL ~~60017~~ *60195*

130297340023

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of P.O. Box 650043, Dallas, TX 7526, 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 GRANTEE(S);

Susan Clarke and Edward Clarke, *AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP*  
of 2112 Timber Ridge Lane, Hoffman Estates, IL ~~60017~~ *60195*, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER H OF 20 GANT CIRCLE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO, AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 6-9-05 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER H OF 20 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER H OF 20 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

**PERMANENT INDEX NUMBER:** 06-14-428-015-1047  
**PROPERTY ADDRESS:** 20 Gant Circle, Unit H, Streamwood, IL 60107

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 \$96,000.00 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 \$96,000.00 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.

Handwritten initials and a vertical line with numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Drive, Suite 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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Special Warranty Deed - *Continued*

Dated this JAN 21 2014

Property of Cook County Clerk's Office

Federal National Mortgage Association

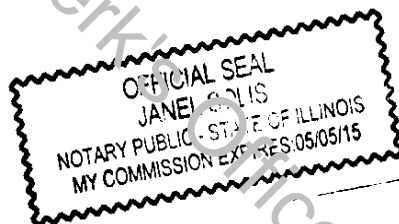
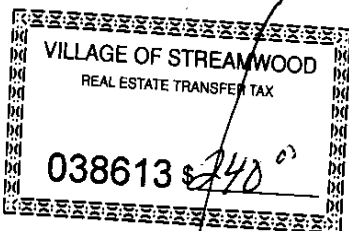
By: *[Signature]* Brian Tracy  
Attorney in Fact

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 Brian Tracy 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 21 2014  
*[Signature]* Notary Public  
My commission expires: \_\_\_\_\_

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



REAL ESTATE TRANSFER		01/29/2014
	COOK	\$40.00
	ILLINOIS:	\$80.00
	TOTAL:	\$120.00
06-14-428-015-1047   20140101603120   D5D0TN		