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PREPARED BY:

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

Doc#: 1413933027 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2014 10:41 AM Pg: 1 of 2

MAIL TAX BILL TO:

Ralph Valente
3427 S. UNION AVE.
CHICAGO, IL 60616

MAIL RECORDED DEED TO:

B. VALENTE
3427 S. UNION AVE.
CHICAGO, IL 60616

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, 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) Ralph Valente, of 3427 S. Union Ave. Chicago, IL 60616, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 30 FEET OF LOT 1 IN KIRCHMAN'S ADDITION TO WARREN PARK BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-20-414-023-0000
PROPERTY ADDRESS: 1808 S. 57th Avenue, Cicero, IL 60804

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.

Real Estate Transfer Tax
\$500 RR
Real Estate Transfer Tax
\$100 RR
Real Estate Transfer Tax
\$75 RR

Real Estate Transfer Tax
\$10 RR
Real Estate Transfer Tax
\$5 RR

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

S
P
S
SC
INT

REAL ESTATE TRANSFER		05/13/2014
COOK		\$34.50
ILLINOIS:		\$69.00
TOTAL:		\$103.50

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Special Warranty Deed - Continued

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$82,800.00 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 \$82,800.00 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.

Property of Cook County Clerk's Office

Dated this 5-8-14

Federal National Mortgage Association

By: *Brian Tracy*
Attorney in Fact

Brian Tracy

STATE OF Illinois)
COUNTY OF DuPage) SS.

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 5-8-14
Janel Solis
Notary Public

My commission expires: _____

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

