

# UNOFFICIAL COPY



Doc#: 1415533079 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/04/2014 01:10 PM 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:**

Allwest Investments LLC  
1094 Darns Lane  
Napa, CA 94538

**MAIL RECORDED DEED TO:**

Brenda Muszyn  
1300 Ironworks Dr. #125  
Naperville, IL 60563

140297344714

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of P.O. 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) Allwest Investments LLC, 1094 Darns Lane, Napa, CA of , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 574 IN BLOCK 17 IN WINSTON PARK UNIT NO. 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF AND ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 28-35-205-012-0000

PROPERTY ADDRESS: 17860 Harvard Lane, Country Club Hills, IL 60478

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 \$78,001.20 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 \$78,001.20 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 MAY 13 2014

Fannie Mae A/K/A Federal National Mortgage Association

By: *Jennifer Hayes*  
Attorney in Fact  
Jennifer Hayes

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 Jennifer Hayes Attorney in Fact for Fannie Mae A/K/A 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 MAY 13 2014  
*Anna Marie Ruben*  
Notary Public  
My commission expires: 12/14/15

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



NO. 14-110  
\$ 325.00 ~~325.00~~  
REAL ESTATE  
TRANSFER TAX

REAL ESTATE TRANSFER		05/22/2014
	COOK	\$32.75
	ILLINOIS:	\$65.50
TOTAL:		\$98.25

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