UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Dion Montgomery

4857 W. IOWA hicago.

MAIL RECORDED DEED TO: Mortgunery



Doc#: 1416833019 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough Cook County Recorder of Deeds

Date: 06/17/2014 01:29 PM Pg: 1 of 2

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 the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, (RANTS, CONVEYS AND SELLS to THE GRANTEE(S) Dion of 1719 N New England Chicago, IL 60707, all interest in the following described Montgomery, real estate situated in the County of Cook, State of Illinois, to wit.

THE SOUTH 26 FEET OF LOT 7 IN NORMAN C. PERKINS SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 3 IN WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTH LAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-27-224-004-0000

PROPERTY ADDRESS: 7413 S. King Drive, Chicago, IL 60619

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 granter, 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; trainage 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 \$18,600.00 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 \$18,600.00 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		06/11/2014
	COOK	\$7.75
	ILLINOIS:	\$1 5.50
	TOTAL:	\$23.25

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REAL ESTATE TO	RANSFER	06/11/2014
	CHICAGO:	\$116.25
	CTA:	\$46.50
No. 150	TOTAL:	\$162.75
20-27-224-004-0	000 2014060160005	4 I WG85UW

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Special Warranty Deed - Continued

Dated this MAY 0 8 2014	
STATE OF Illinois) SS. COUNTY OF DuPage)	A/K/A Federal National Mortgage Association Staci Rhoads Attorney in Fact
I, the undersigned, a Notary Public in and for said County, in Staci Rhoads Attorney in Fact for Fannie Mae A/K/A Fe known to me to be the same person(s) whose nome(s) is/are subscribed to the fore person, and acknowledged that he/she/they signed, scaled and delivered the said instead the uses and purposes therein set forth.	ederal National Mortgage Association, personally going instrument, appeared before me this day in
Given under my hand and totarial seal, this	MAY 0 3 2014
Chr. M.	Notary Public 11/18 commission expires:
``````````````````````````````````````	OFFICIAL SEAL JESSICA LEE STEVENS JRY PUBLIC - STATE OF ILLINOIS COMMISSION EXPIRE 5.10.714/18

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

Special Warranty Deed: Page 2 of 2