

# UNOFFICIAL COPY



Doc#: 1417504034 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/24/2014 02:48 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:**  
Robert M. Hozian  
140 W Wood St unit 319  
Palatine IL 60067

**MAIL RECORDED DEED TO:**  
Valerie Trabaris  
561 Drexel Avenue  
Glencoe IL 60022

130297339666

1/8

## 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) Robert M. Hozian, of 140 W. Wood St. Unit 319 Palatine, IL 60067- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT (S) 203 IN FOREST EDGE CONDOMINIUM NO. 1 AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NO. 24986167 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 02-09-202-015-1019  
**PROPERTY ADDRESS:** 1365 N. Sterling Avenue Unit #203, Palatine, IL 60067

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 \$100,200 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 \$100,200 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

S Y  
P 2  
S N  
SC Y  
INT Y

Special Warranty Deed: Page 1 of 2

ATGF, INC.

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated this JUN 1 1 2014

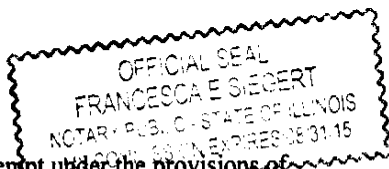
Fannie Mae A/K/A Federal National Mortgage Association

By: Matthew J. Rosenburg  
Cofinis & Associates, P.C., its Attorney in Fact

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 Matthew J. Rosenburg 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 JUN 1 1 2014  
[Signature]  
Notary Public



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

My commission expires: 8/31/15

STATE TAX



STATE OF ILLINOIS  
JUN. 17. 14  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


# 000019414

00083.50

FP 103037

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 17. 14  
REVENUE STAMP



REAL ESTATE TRANSFER TAX

# 000019264

00041.75

FP 103042