

# UNOFFICIAL COPY



Doc#: 1419922065 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2014 01:18 PM Pg: 1 of 3

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

New Vision Properties Incorporated  
917 W. Cullum Ave  
Chicago, IL 60613

**MAIL RECORDED DEED TO:**

New Vision Properties Incorporated  
917 W. Cullum Ave  
Chicago, IL 60613

140297343357  
1/1  

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**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) New Vision Properties Incorporated, of 917 W Cullom Ave. Chicago, IL 60613- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 14 (EXCEPT THE NORTH 44 FEET AND EXCEPT THE SOUTH 80 FEET) IN BLOCK 3 IN CHRISTIAN SCHMIDT'S SUBDIVISION OF THE SOUTHWEST 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 16-06-317-023-0000  
**PROPERTY ADDRESS:** 509 N. Marion Street, Oak Park, IL 60302

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 \$350,400 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 \$350,400 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.



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purpose  
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Property of Cook County Clerk

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Special Warranty Deed: Page 1 of 2

**EXEMPTION APPROVED**

**CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK**

REAL ESTATE TRANSFER TAX 17-Jul-2014



COUNTY: 146.00  
ILLINOIS: 292.00  
TOTAL: 438.00