

# UNOFFICIAL COPY



Doc#: 1419922066 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2014 01:19 PM Pg: 1 of 2

130297341618

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Shirley Davis and Eric Davis  
6508 S. May  
Chicago, IL 60621

**MAIL RECORDED DEED TO:**

County Board  
4053 N. Milwaukee  
Chicago, IL 60630

## SPECIAL WARRANTY DEED

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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, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Shirley Davis and Eric Davis, of 1458 S. Kenneth Ave Chicago, IL 60623- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 45 IN BLOCK 12 IN WEDDLE AND COX'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 20-20-216-017-0000  
**PROPERTY ADDRESS:** 6508 S. May Street, Chicago, IL 60621

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.

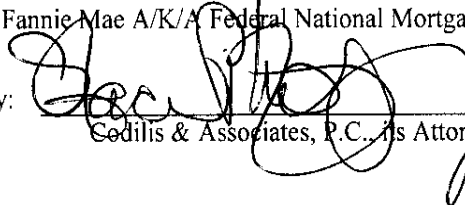
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$2,880.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$2,880.00 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.

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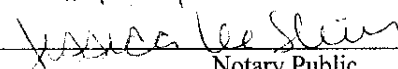
Special Warranty Deed - *Continued*

Dated this June 26, 2014

Fannie Mae A/K/A Federal National Mortgage Association  
 By:  **Staci Rhoads**  
 Codilis & Associates, P.C., its Attorney in Fact



STATE OF IL )  
 COUNTY OF DePue ) SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Staci Rhoads 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 6/26/14  
  
 Notary Public  
 My commission expires: 3/14/18

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



REAL ESTATE TRANSFER TAX		17-Jul-2014
	COUNTY:	1.25
	ILLINOIS:	2.50
	TOTAL:	3.75
20-20-216-017-0000   20140701612849   1-395-351-680		

REAL ESTATE TRANSFER TAX		17-Jul-2014
	CHICAGO:	18.75
	CTA:	7.50
	TOTAL:	26.25
20-20-216-017-0000   20140701612849   1-731-694-720		