

UNOFFICIAL COPY



Doc#: 1420210069 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2014 02:30 PM Pg: 1 of 2

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

140297344349

MAIL TAX BILL TO:
Tass Residential, LLC
125 E. Commercial Street # A
Anaheim, CA 92801

MAIL RECORDED DEED TO:
Law office of Ryan Krueger
4747 W. Peterson Avenue Suite 300
Chicago, IL 60646-5770

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) Devar Spight, of 19216 Pine Dr. Country Club Hills, IL 60478, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 34 IN EDWIN J. NELSON'S SUBDIVISION OF BLOCK 13 IN ISAAC CROSBY AND OTHERS SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-05-314-007-0000
PROPERTY ADDRESS: 9219 S. Throop Street, Chicago, IL 60620

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 \$66,000 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 \$66,000 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.

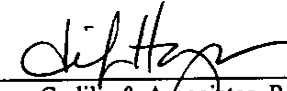
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4550
Title Search Department

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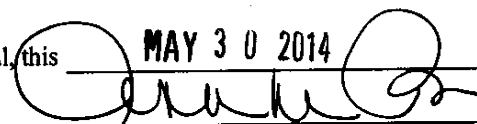
Dated this MAY 30 2014



Fannie Mae A/K/A Federal National Mortgage Association

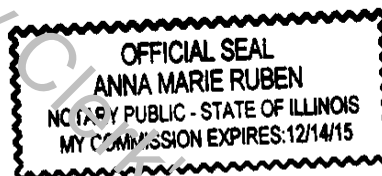
By: 
 Codilis & Associates, P.C., its Attorney in Fact
Jennifer Hayes


STATE OF Illinois)
) SS.
 COUNTY OF DuPage)

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 30 2014

 Notary Public
 My commission expires: 12/14/15

REAL ESTATE TRANSFER TAX		24-Jun-2014
	COUNTY:	27.50
	ILLINOIS:	55.00
TOTAL:		82.50
25-05-314-007-0000 20140601602460 1-025-744-640		



REAL ESTATE TRANSFER TAX		24-Jun-2014
	CHICAGO:	412.50
CTA:		165.00
TOTAL:		577.50
25-05-314-007-0000 20140601602460 1-189-764-864		