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PREPARED BY:

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Burr Ridge, IL 60527



Doc#: 1420212100 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2014 03:23 PM Pg: 1 of 2

MAIL TAX BILL TO:

Dipendra Chowdhary and Anju Chowdhary
3780 N. Alder Drive
Hoffman Estates, IL 60192

MAIL RECORDED DEED TO:

Kyria & Forke D.
711 W. Main St.
West Dundee, IL 60118

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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) Dipendra Chowdhary and Anju Chowdhary, ~~husband and wife, not as tenants in common~~ of 3780 N. Alder Drive Hoffman Estates, IL 60192- , all interest in the following describe real estate situated in the County of Cook, State of Illinois, to wit:

but as Joint tenants

LOT 319 IN STRATHMORE SCHAUMBURG UNIT 5 BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1969 AS DOCUMENT 20822191 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-20-115-004-0000
PROPERTY ADDRESS: 110 Aspen Drive, Schaumburg, IL 60194

A. GF, INC.

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 charge, 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 \$312,120 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 \$312,120 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.

S Y
P 2
S N
SC Y
INT [Signature]

