## **UNOFFICIAL COPY**

PREPARED BY:

Codilis & Associates, P.C.

Tammy A. Geiss, Esq.

15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Dipendra Chowdhary and Anju Chowdhary

3780 N. Alder Drive

Hoftman Estate, W 6097

MAIL RECORDED DEED TO:

largia : Forte Ps

Mr. Main St. Washburdee, Cosoul



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

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A I ederal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of Jnited states of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Dipendra Chowdhary and Anju Chowdhary, tusting and under the following described real estates situated in the Country of Cook, State of Illinois, to wit:

LOT 319 IN STRATHMORE SCHAUMBURG UNIT 5 BEING A SUPPLY ISION 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 OF COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 07-20-115-004-0000** 

PROPERTY ADDRESS: 110 Aspen Drive, Schaumburg, IL 60194

A. OF, INC.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it had not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charge 1, 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 in 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.

Special Warranty Deed: Page 1 of 2

1420212100D Page: 2 of 2

## Special Warranty Deed - Continue NOFFICIAL COPY

Dated this _	JUN 2 3 2014	_
known to me	the undersigned, a Notary Public in and for <u>Brian Tracy</u> Attorney in Fact for Fann to be the same person(s) whose name(s) is/are sub-	Fannie Mae A/K/A Federal National Mortgage Association  Brian Tracy  Codilis & Associates, P.C., its Attorney in Fact  said County, in the State aforesaid, do hereby certify that hie Mae A/K/A Federal National Mortgage Association, personally scribed to the foregoing instrument, appeared before me this day in invered the said instrument, as his/her/their free and voluntary act, for Notany Public
-	er the provisions of  the Real Estate Transfer Act Date Agent.	OFFICIAL SEAL  JANEL SOLIS  JANEL SOLIS  NOTAR I PUBLIC - STATE OF ILLINOIS  NOT COMMISSION EXPIRES:05:05:15  MY COMMISSION EXPIRES:05:05:15

 COUNTY:
 130.25

 ILLINOIS:
 260.50

 TOTAL:
 390.75

 07-20-115-004-0000
 20140601606715
 2-137-342-080

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX 24729 \$200400

Special Warranty Deed: Page 2 of 2