

UNOFFICIAL COPY



Doc#: 1421122009 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2014 09:22 AM Pg: 1 of 2

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

MAIL TAX BILL TO:
George Zervos
7819 Maple St.
Morton Grove, IL 60053

MAIL RECORDED DEED TO:
Anthony Campanale
155 N. Michigan, Ste 15
Chicago, IL 60601

130297342762

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 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 GRANTEE(S);

George Zervos,
of 7819 Maple St., Morton Grove, IL 60053, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 11-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE EL LAGO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24998056, IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-05-211-024-1104
PROPERTY ADDRESS: 6157 N Sheridan Road Unit #11D, Chicago, IL 60660

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 \$109,200.00 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 \$109,200.00 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.

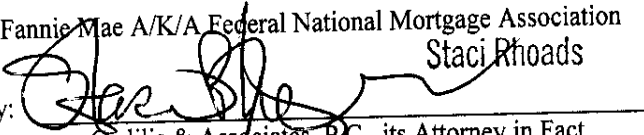
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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Special Warranty Deed - Continued

Dated this July 9, 2014

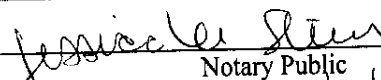
Fannie Mae A/K/A Federal National Mortgage Association
Staci Rhoads


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

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 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 July 9, 2014


Notary Public
My commission expires: 3/14/18

REAL ESTATE TRANSFER TAX 25-Jul-2014

COUNTY: 45.50
ILLINOIS: 91.00
TOTAL: 136.50
14-05-211-024-1104 | 20140601603263 | 1-457-909-888



REAL ESTATE TRANSFER TAX 25-Jul-2014

CHICAGO: 682.50
CTA: 273.00
TOTAL: 955.50
14-05-211-024-1104 | 20140601603263 | 1-309-411-456