

UNOFFICIAL COPY

140297345185

PREPARED BY:

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

MAIL TAX BILL TO:

Strata Investments LLC
2232 N Clybourn
Chicago IL 60614

MAIL RECORDED DEED TO:

MARSHALL PICKER
5750 OLD OAK RD
SKOKIE IL 60077



Doc#: 1423819061 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2014 10:04 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

11

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)

Strata Investments LLC,
of 2232 N. Clybourn Avenue Chicago, IL 60614-

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



LOT 3 IN EDWARD A. BERN'S SUBDIVISION OF LOT 10 IN BLOCK 3 IN WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-27-225-039-0000
PROPERTY ADDRESS: 7436 S. Eberhart Avenue, Chicago, IL 60619


Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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 \$59,880 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 \$59,880 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.

REAL ESTATE TRANSFER TAX		25-Aug-2014
	COUNTY:	25.00
	ILLINOIS:	50.00
	TOTAL:	75.00

20-27-225-039-0000 | 20140801623093 | 1-273-780-352

REAL ESTATE TRANSFER TAX		25-Aug-2014
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00

20-27-225-039-0000 | 20140801623093 | 1-010-792-576

