UNOFFICIAL COPY

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

MAIL RECORDED DEED TO:

MARSHALL PUCKTEL 3500Daraha

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

THE GRANTOR, Fannie Mae A/K/A Feder a 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, CrANTS, 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 Cosk, 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
10		ILLINOIS:	50.00
		TOTAL:	75.00
20-27-225-039-0000 20140801623093			1-273-780-352

REAL ESTATE TRA	25-Aug-2014	
A CONTRACTOR	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00

Special Warranty Deed - Continued NOFFICIAL COPY

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

Dated this AUG 1 1 2014	
STATE OF Illinois	Fannie Mae A/K/A Federal National Mortgage Association By: Codins & Associates, P.C., its Attorney in Fact
COUNTY OF DuPage	Jennifer Hayes
known to me to be the same person(s) whose name(s) is/a e	or said County, in the State aforesaid, do hereby certify that annie Mae A/K/A Federal National Mortgage Association, personally subscribed to the foregoing instrument, appeared before me this day in delivered the said instrument, as his/her/their free and voluntary act, for notarial scal, this AUG 1 1 2014
	Lamber -
	Notary Public Ny commission expires:
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDate Agent.	OFFICIAL SEAL ANNA MARIF PUBEN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPRES 12/14/13