

# UNOFFICIAL COPY

**PREPARED BY:**

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Tammy A. Geiss, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**

MSR03 Properties, LLC  
460 Ash Street  
Winnetka, IL 60093-

**MAIL RECORDED DEED TO:**

Avni Shah  
2015 W. Fullerton Avenue  
Chicago, IL 60647-3323



Doc#: 1424642006 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2014 08:49 AM Pg: 1 of 2

## 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 THE GRANTEE(S) MSR03 Properties, LLC, of 460 Ash Street Winnetka, IL 60093, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 21 AND THE SOUTH 6 FEET LOT 20 IN BLOCK 4 IN VINCENT SUBDIVISION OF (EXCEPT THE RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

PERMANENT INDEX NUMBER: 14-31-107-015-0000  
PROPERTY ADDRESS: 2309 N. Leavitt Street, Chicago, IL 60647

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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 \$780,000.00 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 \$780,000.00 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.

**REAL ESTATE TRANSFER TAX** 08-Aug-2014



COUNTY: 325.00  
ILLINOIS: 650.00  
TOTAL: 975.00

14-31-107-015-0000 | 20140701617645 | 0-465-127-552

Special Warranty Deed: Page 1 of 2

**REAL ESTATE TRANSFER TAX** 08-Aug-2014



CHICAGO: 4,875.00  
CTA: 1,950.00  
TOTAL: 6,825.00

14-31-107-015-0000 | 20140701617645 | 1-267-296-384

