UNOFFICIAL COPY

PREPARED BY:

QCodilis & Associates, P.C. 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 Avanue

Chciago, IL 60647-3323



Doc#: 1424642006 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Attorneys' Title Guaranty Fund, I/Q

1 S. Wacker Rd., STE 2400

Cook County Recorder of Deeds Date: 09/03/2014 08:49 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K//, 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 hard paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) MSR03 Properties, LLC, of 460 Ash Street Winnetka, IL 600/3, 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 THIRI PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-31-107-015-0000

Chicago, IL 60606-4650 PROPERTY ADDRESS: 2309 N. Leavitt Street, Chicago, IL 60647 Altn: Search Department

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

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this
Fannie Mae A/K/A Federal National Mortgage Association Brian Tracy
STATE OF
COUNTY OF COUNTY OF
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that 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 signe t, 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 manial seal, this
Notary Public My commission expires:
Exempt under the provisions of
Section 4, of the Real Estate Transfer ActDateAgent. DFFICIAL SEAL.
NOTARY PUFLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/18/15
NOTARY PUFLIC - STATE OF ILLINOIS