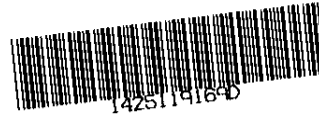


UNOFFICIAL COPY

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

MAIL TAX BILL TO:
Keith Baker
8935 S. University Avenue
Chicago, IL 60619

MAIL RECORDED DEED TO:
Damon Stewart
8223 S. Calumet Avenue
Chicago, IL 60619



Doc#: 1425119169 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2014 12:19 PM Pg: 1 of 2

140297345577

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265, 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:

Keith Baker,
of

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

LOT 32 (EXCEPT THE SOUTH 9 FEET THEREOF) AND THE SOUTH 17 FEET OF LOT 33 IN WILLIAM V. JACOB'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 02, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-02-110-057-0000
PROPERTY ADDRESS: 8935 S. University Avenue, Chicago, IL 60619

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 \$56,400.00 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 \$56,400.00 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.

Attorneys' Title Guaranty Fund, Inc.
100 North Dearborn Dr., STE 2400
Chicago, IL 60603-4650
Recording Department

UNOFFICIAL COPY

Special Warranty Deed - Continued

REAL ESTATE TRANSFER TAX		05-Sep-2014
	CHICAGO:	352.50
	CTA:	141.00
	TOTAL:	493.50
25-02-110-057-0000 20140801623942		1-403-307-136

REAL ESTATE TRANSFER TAX		05-Sep-2014
	COUNTY:	23.50
	ILLINOIS:	47.00
	TOTAL:	70.50
25-02-110-057-0000 20140801623942		0-457-327-744

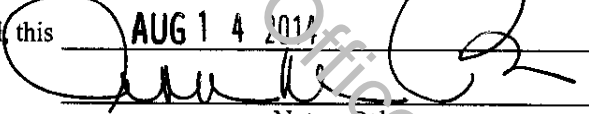
Dated this AUG 14 2014

Federal National Mortgage Association

By: 
 Attorney in Fact
Jennifer Hayes

STATE OF ILLINOIS)
) SS.
 COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jennifer Hayes Attorney in Fact for 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/his~~ free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this AUG 14 2014

 Notary Public

My commission expires: 12/14/15

Exempt under the provisions of _____
 Section 4, of the Real Estate Transfer Act _____ Date _____
 Agent.

