UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:
Roberto Arteaga and Maria A. Rodriguez 5401 S. Christiana Ave. ⊈ Chicago, IL 60632

MAIL RECORDED DEED TO:

Joe Nerv Nery and Richardson, LLG 4258 W. 63rd St. Chicago, IL 60629



Doc#: 1430719023 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/03/2014 09:47 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, CraNTS, CONVEYS AND SELLS to GRANTEE(S);

Roberto Arteaga and Maria A. Rodriguez, not as Tenads in Common but as Joint Tenads of 5401 S. Christiana Ave., Chicago, IL 60632, all interest in the following described real estate situated in the County of Right of Survivorship Cook, State of Illinois, to wit:

LOT 18 IN BLOCK 4 IN DEMAREST SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-18-404-036-0000

PROPERTY ADDRESS: 5932 S. Hermitage Avenue, Chicago, IL 60636

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 creent 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 time and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; dramage 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 \$18,000.00 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 \$18,000.00 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.

> Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Special Warranty Deed: Page 1 of 2 Chicago, IL 60606-4650 Attn:Search Department

1430719023 Page: 2 of 2

Special Warranty Deed - Continued Special Warranty Deed - Continued

Dated this	OCT 2 7 2014	_
		Fannie Mae A/K/A Federal National Mortgage Association
	000	By: delta
	O CA	Codilis & Associates, P.C., its Attorney in Fact
STATE OF _	ILLINOIS)	Jennifer Hayes
COUNTY OF	DU PAGE	
known to me to person, and ackn	be the same person(s) whose name(s) is/ar subs	said County, in the State aforesaid, do hereby certify that ie Mae A/K/A Federal National Mortgage Association, personally scribed to the foregoing instrument, appeared before me this day in tweed the said instrument, as his/her/their free and voluntary act, for a large and seal, this is not any public of the said instrument. My commission expires:
Exempt under the Section 4, of the	Real Estate Transfer ActDate Agent.	JANUELS OLIS NOTARY PUBLIC STATE OF ILLINOIS NOTARY COMMISSION EXPIRES:05:05:115
REAL ESTATE TRA	ANSFER TAX 31-Oct-2014	31-Oct-2014

REAL ESTATE TRAIN		
REAL COTATE	CHICAGO:	112.50
	CTA:	45.00
	TOTAL:	157.50
20-18-404-036-000	0 20141001640386	0-712-278-656

Special Warranty Deed: Page 2 of 2

7.50

15.00

22.50

COUNTY: ILLINOIS:

TOTAL:

20-18-404-036-0000 20141001640386 1-475-805-824