**UNOFFICIAL COPY** 



PREPARED BY:

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

Bedford Auto Group LLC 5811 W 66th St Bedford Park, IL 60638-

MAIL TAX BILL TO:

MAIL RECORDED DEED TO:

Vytenis Lietuvninkas 4536 W. 63rd Street Chicago, IL 60629-5550 Doc#: 1432829063 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/24/2014 02:58 PM 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 Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CON' EYS AND SELLS to THE GRANTEE(S) Bedford Auto Group LLC, of 5811 W 66th St Bedford Park, IL 60638- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

## PARCEL 1:

UNIT 4 IN 4158 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 9 THOUGH 15 (INCLUSIVE) IN BLOCK 1 IN PHARE AND SACHETT'S SUBDIVISION OF THE NORTH 1/2 ACRES OF THE SOUTH 32 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE NORTHERLY 145.20 FEET) IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2008 AS DOCUMENT NUMBER 0826931068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 3 AND ROOF TOP RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0826931068.

**PERMANENT INDEX NUMBER: 19-01-215-176-1004** 

PROPERTY ADDRESS: 4158 S. Western Avenue Unit #4, Chicago, IL 60609

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

Special Warranty Deed: Page 1 of 3

1432829063 Page: 2 of 2

## Special Warranty Deed - Continued NOFFICIAL COPY

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 \$42,000.00 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 \$42,000.00 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	21-Nov-2014
Yx.	CHICAGO:	262.50
	CTA:	105.00
Dated this	TOTAL:	367.50
O <sub>j</sub> c	19-01-215-176-1004   20141101645392	2-147-365-504
REAL ESTATE TRANSFER TAX 21-Nov-2014	Fannie Mae A/K/A Federal Natio	mal Mortgage Association
COUNTY: 17-50	familie Mae AMA Federal Natio	mai Wortgage Association
ilLinois: 35.00 TOTAL: 52.50	1 -0 11	
	By: Out-the	
19-01-215-176-1004 20141101645392 0-398-209-664	Codilis & Associates, P.6	C its Attorney in Fact
	Jannifer Hay	
	Jeillinerriayi	<b>"</b> 3
STATE OF ILLINOIS )		
) SS.		
COUNTY OF DU PAGE )		
Atternation Foot for	said County, in the State aforesa	id, do hereby certify that
Attorney in ract for ra	ililie iviae A/N/A rederal a michai iviori	igage Association, personally
known to me to be the same person(s) whose name(s) is/are su		
person, and acknowledged that he/she/they signed, sealed and d	elivered the said instrument, as nis/hor/th	eir free and voluntary act, for
the uses and purposes therein set forth.		Ç.
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Section 4, of the Real Estate Transfer Act  Date		
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		Special Warranty Deed: Page 2 of 2

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