

UNOFFICIAL COPY



PREPARED BY:

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

Doc#: 1435234123 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2014 03:15 PM Pg: 1 of 2

MAIL TAX BILL TO:

Jessie D. Barnes
3317 E Buried Oak Dr.
Crete IL 60417

MAIL RECORDED DEED TO:

Jessie D. Barnes
3317 E Buried Oak Dr.
Crete IL 60417

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265, a corporation organized and existing under the laws of 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) Jessie D. Barnes, of 3317 E Buried Oak Dr Crete, IL 60417, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



LOT 7 (EXCEPT THE NORTH 5 FEET) AND THE NORTH 20 FEET OF LOT 6 IN BLOCK 2 IN CALUMET BUSINESS CENTER FIRST ADDITION, BEING A SUBDIVISION OF THE EAST 525.0 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-10-309-052-0000
PROPERTY ADDRESS: 15134 Chicago Road, Dolton, IL 60419

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 \$28,800.00 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 \$28,800.00 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	15-Dec-2014
	COUNTY: 12.00
	ILLINOIS: 24.00
	TOTAL: 36.00
29-10-309-052-0000 20141201648715 1-413-819-008	

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

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

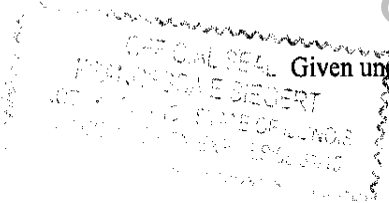
Dated this 12/2/14

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenberg* Matthew J. Rosenberg
Codilis & Associates, P.C. Its Attorney in Fact

STATE OF IL)
COUNTY OF DeWitt) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg 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 signed, 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 notarial seal, this

12/2/14
Matthew J. Rosenberg
Notary Public
My commission expires: 8/31/15

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

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX
ADDRESS 15134 Chicago Loop No 19079
ISSUE 12-8-14 EXPIRES 1-8-15
AMT 50
TYPE WTS
VILLAGE COMPTROLLER *[Signature]*

Special Warranty Deed: Page 2 of 2