UNOFFICIAL COPY

MPREPARED BY:

OCodilis & Associates, P.C. OBrian P. Tracy, Esq. -015W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Waypoint Homes Attn: Due Diligence P.O. Box 1226 Oakland, CA 94604-1226

MAIL RECORDED DEED TO:

Waypoint Homes 215 W. Superior St. #300 Chicago, IL 60654



Doc#: 1502019094 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/20/2015 02:37 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 United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRAN'S, CONVEYS AND SELLS to THE GRANTEE: Invercive LLC A Delaware Limited Liability Company, of 215 W Superior Street Suite 300 Chicago, IL 60654, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 405 IN SUMMERHILL UNIT 5, A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1992 AS DOCUMENT NUMBER 92135237 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-19-208-016-0000 PROPERTY ADDRESS: 649 Hampton Circle, Elgin, IL 60120

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 greater, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; draining 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 \$184,800.00 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 \$184,800.00 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.

> Attorneys' Title Guaranty Language 1 S. Wacker Dr. S in the Chicago, IL 689 et al. at

Attn:Search Service of

Special Warranty Deed: Page 1 of 2

1502019094 Page: 2 of 2

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this 1-8-15		
Dated this 13 10		
	1	
	Fannie Mae A/K/A Federal National Mo	ortgage Association
	Just a Su	Laddiew J. Resembing
	By: Codilia & Associates, P.C., its	Attorney in Fact
STATE OF TIME (S)	County de Associates, 1.C., ils 1	ttorney in ruet
COUNTY OF DOG (S) SS.		
I, the undersigned, a Notary Fuelic in and Attorney in Fact for known to me to be the same person(s) whose name(s is/ar	Fannie Mae A/K/A Federal National Mortgage	Association, personally
person, and acknowledged that he/she/they signed, seeled ar	nd delivered the said instrument, as his/her/their fre	e and voluntary act, for
the uses and purposes therein set forth.	4	
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	Notary Pu	blic
	My commission expires:	
Exempt under the provisions of		
Section 4, of the Real Estate Transfer ActDate		
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CITY OF ELGIN		
REAL ESTATE TRANSFER STAMP	REAL ESTATE TRANSFER TAX	19-Jan-2015

Special Warranty Deed: Page 2 of 2

COUNTY:

ILLINOIS:

06-19-208-016-0000 20150101656259 1-318-999-680

TOTAL:

62057

77.00

154.00

231.00