## **UNOFFICIAL COPY**

PREPARED BY:

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

MAIL TAX BILL TO:

Doroteo Pesina 2733 W Evergreen Chicago, IL 60622

MAIL RECORDED DEED TO:

Doroteo Pesina 2633 W Evergreen Chicago, IL 60622



Doc#: 1506419107 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/05/2015 02:49 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 the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid CPANTS, CONVEYS AND SELLS to THE GRANTEE: Doroteo Pesina, of 2733 W Evergreen Chicago, IL 60622, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 4 IN BLOCK 16 IN E.A. CUMMINGS AND COMPANY'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 16-14-408-020-0000** 

PROPERTY ADDRESS: 3509 W. Lexington Street, Chicago, IL 60624

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 greator, 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; arcinage 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 \$\_38,400.00\_\_ 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 \$\_38,400.00\_\_ 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.

1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

Special Warranty Deed: Page 1 of 2



## Special Warranty Déed - Continued NOFFICIAL COPY

Dated thisFEB 1 9 201	5	
		Fannie Mae A/K/A Federal National Modgage Association
		By: Brian Tracy
STATE OF IL  COUNTY OF Dupage	) ) SS. )	Codilis & Associates, P.C., its Attorney in Fact
known to me to be the same person(s person, and acknowledged that he/she the uses and purposes therein set forth.	Atturney in Fact for Fa ) whose name(s) is/are s they signe i, se iled and of	or said County, in the State aforesaid, do hereby certify that annie Mae A/K/A Federal National Mortgage Association, personally subscribed to the foregoing instrument, appeared before me this day in delivered the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and voluntary act, for the said instrument, as his/her/their free and volunta
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REAL ESTATE TRANSFER TAX	04-Mar-2015	Notary Public  My commission expires:
CHICAGO: CTA: TOTAL:	240.00 96.00 336.00	
16-14-408-020-0000   20150201666109	1-158-635-904	OFFICIAL SEAL  JESS CA LEE STEVENS  NOTARY PUBLIC STATE OF ILLINOIS  MY COMMISSION EXPIRES:03/14/18
REAL ESTATE TRANSFER TAX	04-Mar-2015	
COUNTILLING	<b>IS:</b> 32.00	

16-14-408-020-0000 | 20150201666109 | 0-967-664-000