

# UNOFFICIAL COPY

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**PREPARED BY:**

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15W030 N. Frontage Rd.  
Burr Ridge, IL 60527



**Doc#:** 1506819152 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/09/2015 03:28 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Anton Chernetsky  
1536 E. Palmer Lane  
Palatine, IL 60074-

**MAIL RECORDED DEED TO:**

Shvartsman Law Offices  
400 Skokie Blvd., Ste. 220  
Northbrook, IL 60062-7924

## SPECIAL WARRANTY DEED

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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 GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Anton Chernetsky, of 1536 E. Palmer Lane Palatine, IL 60074, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTHWESTERLY 46.33 FEET OF THE SOUTHEASTERLY 59.5 FEET OF THE NORTHWESTERLY 357 FEET, AND THE SOUTHEASTERLY 27 FEET OF THE NORTHWESTERLY 357 FEET (EXCEPT THE SOUTHWESTERLY 103.66 FEET THEREOF) ALL BEING OF LOTS 45 TO 61, BOTH INCLUSIVE, TAKEN AS A TRACT, IN BLOCK 8, IN DES PLAINES CENTER, A SUBDIVISION, IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 09-17-205-098-0000  
**PROPERTY ADDRESS:** 1476 Willow Avenue, Des Plaines, IL 60016

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

Att. Search Department

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 charge, 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 \$138,000.00 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 \$138,000.00 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

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*J. Gonzalez 2/27/15*  
City of Des Plaines

REAL ESTATE TRANSFER TAX		06-Mar-2015
COUNTY:	ILLINOIS:	57.50
TOTAL:		115.00
		172.50
09-17-205-098-0000   20150201663654   1-821-712-768		



