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PREPARED BY:

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

MAIL TAX BILL TO:

Darren Smith
P.O. BOX 437105
CHICAGO, IL 60643



Doc#: 151118051 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2015 01:20 PM Pg: 1 of 2

MAIL RECORDED DEED TO:

Michael Cowen
9991 W. 191st St
MOKENA, IL 60448

1/1

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, GRANTS, CONVEYS AND SELLS to THE GRANTEE:

Darren Smith,
of 3712 Village Dr Hazel Crest, IL 60429
all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT TWENTY-FIVE (25) AND THE SOUTH TWELVE AND ONE-HALF (12 1/2) FEET OF LOT TWENTY-SIX (26) IN BLOCK ONE (1) IN BAKER'S SUBDIVISION OF THE WEST HALF OF BLOCK NINE (9) AND EAST HALF OF BLOCK TEN (10) IN HITT'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 8, TO TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-08-422-047-0000
PROPERTY ADDRESS: 10159 S. Peoria Street, Chicago, IL 60643

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 \$51,000 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 \$51,000 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.

Attorneys' Title Guaranty Fund, Inc.
1000 North Dearborn Dr., Suite 2400
Chicago, IL 60606-4650
Attn: Search Department
Attn: Search Department
Special Warranty Deed: Page 1 of 2
CCRD REVIEWER *RN*

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Special Warranty Deed - *Continued*

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated this FEB 16 2015

Fannie Mae A/K/A Federal National Mortgage Association

By:

Brian Tracy

Codilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, Brian Tracy a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy 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 FEB 16 2015

Jessica Lee Stevens
Notary Public
My commission expires: 3/14/16

REAL ESTATE TRANSFER TAX		21-Apr-2015
	CHICAGO:	318.75
	CTA:	127.50
	TOTAL:	446.25

25-08-422-047-0000 | 20150401676337 | 0-934-761-856



REAL ESTATE TRANSFER TAX		21-Apr-2015
	COUNTY:	21.25
	ILLINOIS:	42.50
	TOTAL:	63.75

25-08-422-047-0000 | 20150401676337 | 2-037-077-376