

UNOFFICIAL COPY



Doc#: 1521510020 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2016 10:00 AM Pg: 1 of 2

1 40297343581

PREPARED BY:

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

MAIL TAX BILL TO:

Nirav Majmudar
8436 W Carol Street
Niles, IL 60714

MAIL RECORDED DEED TO:

Nirav Majmudar
8436 W Carol Street
Niles, IL 60714

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(S) Nirav Majmudar, of 3424 Whirlaway Dr Northbrook, IL 60062- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 15 IN BLOCK 1 IN GREENWOOD TERRACE UNIT NUMBER 1 BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MAY 7, 1956 AS DOCUMENT 1668405, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-23-107-010-0000
PROPERTY ADDRESS: 8436 W Carol Street, Niles, IL 60714

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 \$281,208.00 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 \$281,208.00 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 60606-4620
Attn: Search Department

Handwritten signatures and initials on the right margin.

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

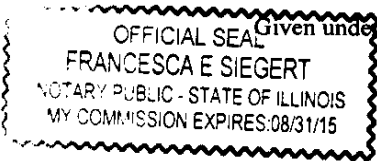
Dated this 7/14/15

Fannie Mae A/K/A Federal National Mortgage Association

By:
Codilis & Associates, P.C., its Attorney in Fact
Jennifer Hayes

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Jennifer Hayes** 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 7/14/15

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 NILES 7-20-15
REAL ESTATE TRANSFER TAX
8436 CAROL ST
22211 \$ 705.00

REAL ESTATE TRANSFER TAX		27-Jul-2015
COUNTY:	ILLINOIS:	117.25
TOTAL:		234.50
		351.75

09-23-107-010-0000 | 20150701606579 | 0-988-142-464