

# UNOFFICIAL COPY

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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:**

Jaime Castaneda  
15475 Hamlin Avenue  
Markham, IL 60428

**MAIL RECORDED DEED TO:**

Jaime Castaneda  
15475 Hamlin Avenue  
Markham, IL 60428



Doc#: 1522210031 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2015 11:38 AM 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, GRANTS CONVEYS AND SELLS to THE GRANTEE: Jaime Castaneda, an individual, of 8840 W 170th Street Orland Hills, IL 60487, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



LOT 13, 14 AND 15 AND THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS IN BLOCK 2, IN CROISSANT PARK MARKHAM 11TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 28-14-305-050-0000  
**PROPERTY ADDRESS:** 15475 Hamlin Avenue, Markham, IL 60428

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 \$100,680.00 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 \$100,680.00 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.

<b>REAL ESTATE TRANSFER TAX</b>	31-Jul-2015
	<b>COUNTY:</b> 42.00
	<b>ILLINOIS:</b> 84.00
	<b>TOTAL:</b> 126.00
28-14-305-050-0000   20150701607205   0-024-214-400	

Attorneys' Title Guaranty Fund, Inc. Special Warranty Deed: Page 1 of 1  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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