UNOFFICIAL COPY

S029734890

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



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 plational 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 A DJOINING 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 TAIRD 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 cone, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, we get as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under gran or, 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; drain ago 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.

REAL ESTATE TRANSFER TAX 31-Jul-2015				
		COUNTY:	42.00	
		ILLINOIS:	84.00	
		TOTAL:	126.00	
28-14-30	5-050-0000	20150701607205	0-024-214-400	

Attorneys' Title Guaranty Fund, Inc. Special Warranty Deed: Page 1 of 1.S. Wacker D., STE 2400 Chicago, IL 63006-4650 Attn:Search Department

1522210031D Page: 2 of 2

UNOFFICIAL COPY

Special Warranty Deed - Continued

Exempt under the provisions of

Section 4, of the Real Estate Transfer Act

RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated this _	- UL 97 2015	-
	000	Fannie Mae A/K/A Federal National Mortgage Association By:
STATE OF	Illinois) SS.	Codilis & Associates, P.C., its Attorney in Fact Jennifer Hayes
lennifer	the undersigned, a Notary Public in and for	said County, in the State aforesaid, do hereby certify that
known to me person, and a	e to be the same person(s) whose name(s) is/are subs	ie Mae A/K/A Federal National Mortgage Association, personally cribed to the foregoing instrument, appeared before me this day in vered the said instrument, as his/her/their free and voluntary act, for
	Given under my hand and note	arial regulation



Agent.

Date

MY COMMISSION E PIP 5 05/07/19

OFFICIAL SEAL

JANE SOLIS NOTARY PUBLIC - STATE OF ILLINOIS

My commission expires: