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Doc#: 1523904059 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2015 01:08 PM Pg: 1 of 2

150897348502

PREPARED BY:

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

MAIL TAX BILL TO:

TANIS Group LLC
122 W Main Street 2nd Floor
West Dundee, IL 60118

MAIL RECORDED DEED TO:

Chris Emerald
40 CF Law, LLC
1301 4yo Rd, Ste 105
Lake in the Hills, IL 60156

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(S) TANIS Group LLC, of 122 W. Main Street 2nd Floor West Dundee, IL 60118- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN BLOCK 7 IN SURREYBROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1973 AS DOCUMENT NUMBER 22296201, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 32-25-114-006-0000
PROPERTY ADDRESS: 1616 216th Place, Sauk Village, IL 60411

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 \$39,600.00 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 \$39,600.00 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		20-Aug-2015	
	COUNTY:	16.50	
	ILLINOIS:	33.00	
	TOTAL:	49.50	

32-25-114-006-0000 | 20150801617708 | 1-237-673-856

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4850
Attn: Search Department

Special Warranty Deed: Page 1

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