UNOFFICIAL CO

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

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 Dundre, 12 6918

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 2rd Floor West Dundee, IL 60118- , all interest in the following described real estate situated in the County of Cook, State of Illinois, 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, ILL INCIS.

PERMANENT INDEX NUMBER: 32-25-114-006-0000

PROPERTY ADDRESS: 1616 216th Place, Sauk Village, IL 60411

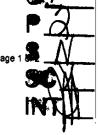
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, exact as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grant or subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drain age 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	4-006-0000 2	20150801617708	1-237-673-856

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Rd., STE 2400 Chicago, IL 60606-4650 Attn: Search Department



UNOFFICIAL COPY

*Special Warranty Deed - Continued

Dated thisAUn 0 3 2015	_
	Fannie Mae A/K/A Federal National Mortgage Association
CO _A	By: Marthew J. Rosenbur
STATE OF Illinois	Codilis & Associates, P.C., its Attorney in Fact
COUNTY OF DuPage) SS.	,
Matthew 1. Nosemburg Attorney 17. Fact for Fan	said County, in the State aforesaid, do hereby certify that nie Mae A/K/A Federal National Mortgage Association, personally
person, and acknowledged that he/she/they signed, scaled and del	scribed to the foregoing instrument, appeared before me this day in livered the said instrument, as his/her/their free and voluntary act, for
the uses and purposes therein set forth.	,
	tarial seal, this
CER CIAL SEAL Given under my hand and no FRANCESCA E SIEGERT	seal, this
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/31/15	Notary Public
······································	My commission expires: 5/3/15
Exempt under the provisions of Section 4, of the Real Estate Transfer Act Date	C)
Section 4, of the Real Estate Transfer ActDateAgent.	
	Tio
	Control expires.