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Doc#: 1524746148 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2015 10:05 AM Pg: 1 of 2

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

Dec ID 20150801621344
ST/CO Stamp 0-635-041-664 ST Tax \$41.50 CO Tax \$20.75
City Stamp 0-678-623-104 City Tax: \$435.75

15029734899

MAIL TAX BILL TO:
Maryam Brown
2748 Queenbridge Dr
Linwood, IL 60411

MAIL RECORDED DEED TO:
Maryam Brown
8407 S. Prairie
Chicago, IL 60619

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) Maryam Brown, *single and never married* of 8411 S Prairie Ave Chicago, IL 60619, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 31 AND 32 IN BLOCK 16 IN S.E. GROSS' SUBDIVISION OF BLOCKS 15,16,17 AND 18 AND THE NORTH 1/2 OF BLOCKS 23 AND 24 IN DAUPHIN PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-03-210-041-0000,
25-03-210-040-0000
PROPERTY ADDRESS: 640-642 E. 88th Place, Chicago, IL 60619

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

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 grant 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; 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 \$ 49,530.00 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 \$ 49,530.00 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

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Special Warranty Deed - *Continued*

RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated this 8/24/15

Fannie Mae A/K/A Federal National Mortgage Association
Matthew J. Rosenberg

By: *Matthew J. Rosenberg*
Codilis & Associates, P.C., its Attorney in Fact

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 Matthew J. Rosenberg 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 8/24/15

Francesca E. Siegert
Notary Public

My commission expires: 8/31/15

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date
_____ Agent.