## **UNOFFICIAL COPY**

297348501

PREPARED BY:

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

MAIL TAX BILL TO:

Zev Feiger

6933 N Kedrie # 309

Chicago, IL 60645

MAIL RECORDED DEED TO:

Irm filty, Esq. 8170 Mc Cornich Blod 1 Sholve, IL 60076 15278191**0**4D

Doc#: 1527819104 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/05/2015 02:40 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Fede al 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, GRASTIS, CONVEYS AND SELLS to THE GRANTEE(S) Zev Feiger, of 6933 Kedzie #309 Chicagy, IL 60645-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 1/2 OF LOT 3 IN BLOCK 5 IN DEVON AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSLIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 10-36-326-017-0000** 

PROPERTY ADDRESS: 6444 N. Mozart Street, Chicago, IL 60645

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 charg d, e cept as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under granter, 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; trainage 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 \$246,180.00 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 \$246,180.00 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.

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

Special Warranty Deed: Page 1 of 2

CCHOREVIEWER 4

1527819104 Page: 2 of 2

## Special Warranty Deed - Continued Deed -

	SEP 1 5 2015	¥.,	. *	
Dated this		· ·		
		Fannie M	lae A/K/A Federal Nation	al Mortgage Association
				Brian Tracy
		Ву:	Y YV X	
STATE OF Illinois	)	(	Godilis & Associates, P.C	., its Attorney in ract
BIATE OF THIRDS	) SS.			
COUNTY OF Dupage	)			
I the undersigned a	Notary Public in and fo	r said County.	in the State aforesai	d, do hereby certify that
Rrian Tracy	Attorney in Fact for Fa	nnie Mae A/K/A	A Federal National Morts	gage Association, personally
known to me to be the same person, and acknowledged that he	on(s) whose name(s) is/are s	ubscribed to the	foregoing instrument, app	peared before me this day in
the uses and purposes therein set for	orth.	ictiveted the said	mstramont, as ms/non-me	on not and voluntary act, for
	0/	•		
	Given under my hand and	rotarial seal, this	SEP 1 5	2015
	•		1100100100	Steen
				ry Public
		77x.	My commission expires	: <u> </u>
Exempt under the provisions of		4		
Section 4, of the Real Estate Trans	sfer Act Date		$C_{\gamma}$	
	Agent.	,	governous on more	~~~~ <u>~</u>
			OFFICIAL SEAL JESSICA LEE STEV	<b>L</b> :
			NOTARY PUBLIC - STATE O	E
			MY COMMISSION EYTINGS	S:03/14/18 <b>3</b>
		*	11	

REAL ESTATE TRA	05-Oct-2015	
	CHICAGO:	1,541.25
	CTA:	616.50
	TOTAL:	2,157.75
10-36-326-017-000	00 20151001632024	1-075-707-776

REAL ES	TATE TRANSF	ER TAX	05 Oat 2045
	Carried States	00111171	05-Oct-2015
100		COUNTY:	102.75
		ILLINOIS:	205.50
10.00.00		TOTAL:	308.25
10-36-326-017-0000 20151001632024			2-024-734-592

Special Warranty Deed: Page 2 of 2