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Doc#: 1529657012 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2015 08:41 AM Pg: 1 of 2

Dec ID 20151001634075
ST/CO Stamp 0-391-123-008 ST Tax \$28.00 CO Tax \$14.00
City Stamp 1-755-328-576 City Tax: \$294.00

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

MAIL TAX BILL TO: *Deed*
Cesar Carchi
PO Box 18421
Chicago, IL 60618

MAIL RECORDED DEED TO:
Same

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) Cesar Carchi, of PO Box 18421 Chicago, IL 60618, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 27 IN PHINNEY'S SUBDIVISION OF BLOCK 10 IN HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-11-218-009-0000
PROPERTY ADDRESS: 525 N. Saint Louis Avenue, Chicago, IL 60624

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 charge, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grant, 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 \$33,600.00 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 \$33,600.00 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.

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

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Special Warranty Deed - *Continued*

Dated this OCT 06 2015

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenberg* **Matthew J. Rosenberg**
 Codins & 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 OCT 06 2015
Katie Lachine
 Notary Public
 My commission expires: 4-19-18

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

