UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Paul Breytman

1833A Monroe Avenue

Glenview, IL. 60025

MAIL RECORDED DEED TO:

Shvartsman Law Office 400 Skokie Blvd., Suite 220 Northbrook, IL. 60062



Doc#: 1536319056 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/29/2015 10:28 AM 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 [b] 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) Paul Breytman of 1833 Monroe Av.. G enview, IL 60025-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 271 IN BUFFALO GROVE UNIT NO. 6, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1961 AS DOCUMENT 18206667, IN COOK COUNTY, 3675 ILLINOIS.

PERMANENT INDEX NUMBER: 03-05-404-020-0000

PROPERTY ADDRESS: 569 White Pine Road, Buffalo Grove, IL 60089

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not don, 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 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 \$252,000.00 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 \$252,000.00 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.

ATGF, INC.

Special Warranty Deed: Page 1 of 2

CCRD REVIEWER

Special Warranty Deed - Continued Deed -

DEC 0 1 2015 Dated this	-
STATE OF Illinois) SS. COUNTY OF DuPage)	Fannie Mae A/K/A Federal National Mortgage Association Brian Tracy Codilis & Associates, P.C., its Attorney in Fact
Rrian Tracy Attorney in Fact for Fanniknown to me to be the same person(s) whose name(s) is/are subs	said County, in the State aforesaid, do hereby certify that ie Mae A/K/A Federal National Mortgage Association, personally cribed to the foregoing instrument, appeared before me this day in vered the said instrument, as his/her/their free and voluntary act, for
Given under my hand and nota	DEC 0 1 2015 arial seal, this
	Notary Public My commission expires:
Exempt under the provisions of Section 4, of the Real Estate Transfer ActDate Agent.	JEFICIAL SEAL JESSICA LEE STEVENS NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES:03/14/18
VILLAGE OF BUFFALO UPICIVE NEW ENTATE THANSFER TAX 37513 •	

REAL ESTATE TRANSFER TAX			23-Dec-2015
		COUNTY:	105.00
		ILLINOIS:	210.00
1		TOTAL:	315.00
03-05-40	4-020-0000	20151201648818	2-018-473-024

Special Warranty Deed: Page 2 of 2