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Doc#: 1600819059 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2016 11:27 AM Pg: 1 of 2

140297346821

PREPARED BY:

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

MAIL TAX BILL TO:

HB Equities, LLC
187 S. Indiana AVE.
Kankakee, IL 60901

MAIL RECORDED DEED TO:

HB Equities LLC
187 S. Indiana Ave.
Kankakee, IL 60901

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) HB Equities, LLC, of 187 S. Indiana Kankakee, IL 60901- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 1 IN JUILLET RESUBDIVISION, BEING A RESUBDIVISION OF LOT 12 IN HUGHES SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 6 ACRES THEREOF), ALL IN SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

PERMANENT INDEX NUMBER: 31-02-203-061-0000
PROPERTY ADDRESS: 3201 185th Place, Homewood, IL 60430

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 grantor, 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 \$112,800.00 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 \$112,800.00 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

REAL ESTATE TRANSFER TAX		07-Jan-2016
COUNTY:	ILLINOIS:	47.00
	TOTAL:	94.00
		141.00

31-02-203-061-0000 | 20151201656040 | 1-530-129-472

CORD REVIEWER

