UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.

O Brian P. Tracy, Esq.

15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

() HB Equities, LLC

187 S. Indiana AUE.

- Kankaker, IL 6901

MAIL RECORDED DEED TO:

#B Equities LL? 1875 Indiana NE.



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

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Feet al 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, CRANTS, 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 NOP, I'M 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

 COUNTY:
 47.00

 ILLINOIS:
 94.00

 TOTAL:
 141.00

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

Special Warranty Deed: Page 1 of 2



Special Warranty Deed - Continued NOFFICIAL COPY

GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated this 12/29/15	
STATE OF Illinois	Fannie Mae A/K/A Federal National Mortgage Association By: Richard S. Spencer Collilis & Associates, P.C., its Attorney in Fact
	ss.
COUNTY OF DuPage	
known to me to be the same person(s) whose	plic in and for said County, in the State aforesaid, do hereby certify that y in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally name(s) is/are subscribed to the foregoing instrument, appeared before me this day in ned, sealed and delivered the said instrument, as his/her/their free and voluntary act, for
Given und	er my hand and notarial seal, this
	Notary Public My commission expires:
Exempt under the provisions of	
Section 4, of the Real Estate Transfer Act Agent.	Date OFFICIAL SEAL JAN EL S DLIS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/07/19