

UNOFFICIAL COPY

150297348168

PREPARED BY:

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

MAIL TAX BILL TO:

M2 Capital Investments, Inc.
4433 N. Orange
Norridge, IL 60706



16011191520

Doc#: 1601119152 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 03:41 PM Pg: 1 of 2

MAIL RECORDED DEED TO:

Mark J. Watychowicz
518 E. Northwest Highway
Mount Prospect, IL 60056

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)

M2 Capital Investments, Inc., of 4433 N Orange Norridge, IL 60706, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 5 IN BLOCK 6 IN SUNNYSIDE HEAFIELD AND THOMAS COUNTRY CLUB ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 20 ACRES, OF THE SOUTH 60 ACRES, OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1924 AS DOCUMENT 8539745 IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBER: 13-17-110-039-0000
PROPERTY ADDRESS: 4514 N. Merrimac Avenue, Chicago, IL 60630

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 \$306,000.00 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 \$306,000.00 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.

REAL ESTATE TRANSFER TAX		11-Jan-2016
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

13-17-110-039-0000 | 20151201656867 | 1-368-038-464

REAL ESTATE TRANSFER TAX		11-Jan-2016
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *

13-17-110-039-0000 | 20151201656867 | 2-123-537-472

* Total does not include any applicable penalty or interest due.

RW

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

DEC 16 2015

Dated this _____

Fannie Mae A/K/A Federal National Mortgage Association

By: _____
 Codilis & Associates, P.C., its Attorney in Fact
Jennifer Hayes

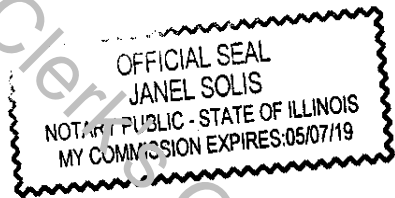
STATE OF Illinois)
) SS.
 COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jennifer Hayes 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, read 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 _____

 Notary Public
 My commission expires: _____

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



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