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PREPARED BY:

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

MAIL TAX BILL TO:

Expert Construction and Development, Inc.
8301 W. 118th
Palos Park, IL 60464

MAIL RECORDED DEED TO:

Wade P. Callahan, Jr.
Arends & Callahan
10129 S. Western Ave.
Chicago, IL 60643-1927



Doc#: 1602116010 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2016 09:57 AM Pg: 1 of 2

1/1

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 GRANTEE(S);

Expert Construction and Development, Inc., of 8301 W. 118th, Palos Park, IL 60464, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 19 IN THE RESUBDIVISION OF LOTS 1 TO 37 IN BLOCK 2 OF THE RESUBDIVISION OF BLOCKS 4 AND 11 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACK OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-19-401-046-0000
PROPERTY ADDRESS: 11616 S. Church Street, Chicago, IL 60643

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 **\$42,000.00** 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 **\$42,000.00** 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.

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

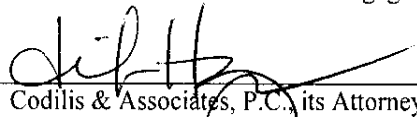
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Special Warranty Deed - *Continued*

Dated this 1-15-16

Fannie Mae A/K/A Federal National Mortgage Association

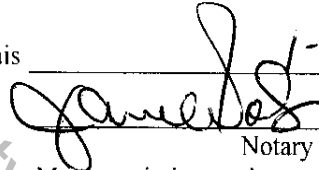
By: 
 Codilis & Associates, P.C. its Attorney in Fact

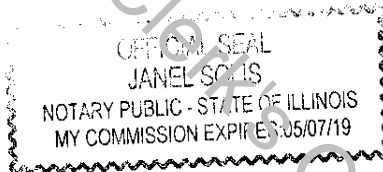
Jennifer Hayes


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, 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 1-15-16


 Notary Public
 My commission expires: _____



| REAL ESTATE TRANSFER TAX | | 20-Jan-2016 |
|---|---------------|-----------------|
|  | CHICAGO: | 262.50 |
| | CTA: | 105.00 |
| | TOTAL: | 367.50 * |

25-19-401-046-0000 | 20160101657805 | 1-164-799-040
 * Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 20-Jan-2016 |
|---|---------------|--------------|
|  | COUNTY: | 17.50 |
|  | ILLINOIS: | 35.00 |
| | TOTAL: | 52.50 |

25-19-401-046-0000 | 20160101657805 | 0-339-504-192