

# UNOFFICIAL COPY



**PREPARED BY:**

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

**Doc#:** 1604129009 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00

Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2016 10:22 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Robin Ketchmark Patricia Ketchmark as Trustees  
of the Ketchmark Family Trust dated 7-11-2013

9011 Enclave Dr.  
Burr Ridge, IL 60527

**MAIL RECORDED DEED TO:**

Robin Ketchmark  
9011 Enclave Dr.  
Burr Ridge, IL 60527

156297350707

## 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) Robin Ketchmark Patricia Ketchmark as Trustees of the Ketchmark Family Trust dated 7-11-2013, of 9011 Enclave Dr. Burr Ridge, IL 60527- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 45 FEET OF LOT 7 IN BLOCK 13 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1915 AS DOCUMENT 5573274, IN COOK COUNTY, ILLINOIS

**PERMANENT INDEX NUMBER:** 15-34-312-042-0000  
**PROPERTY ADDRESS:** 3613 Harrison Avenue, Brookfield, IL 60513

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 \$182,400.00 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 \$182,400.00 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.

**REAL ESTATE TRANSFER TAX**

05-Feb-2016



COUNTY: 76.00  
ILLINOIS: 152.00  
TOTAL: 228.00

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

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

Dated this 1/27/14

Fannie Mae A/K/A Federal National Mortgage Association

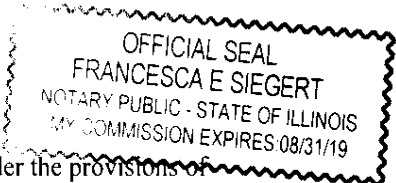
By: Matthew J. Rosenberg, Codilis & Associates, P.C., its Attorney in Fact

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 Matthew J. Rosenberg 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 1/27/14

[Handwritten Signature]



Notary Public My commission expires: 8/31/19

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