UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Eduardo Morales 13928 S. Chippena Ave Bunham, 12 60633

MAIL RECORDED DEED TO:

13928 S Chippewa Ave



Doc#: 1604216061 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 02/11/2016 02:54 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federa National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the kws of The United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in Fand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Eduardo Morales,

o. 13 928 S Chippewa Ave Burnham, IL 60633-, all interest in the following described real estate situated in the County of Cook. State of Illinois. to wit:

LOT 32 IN BLOCK 21 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH FIVE ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSPUR 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 26-31-411-014-0000

PROPERTY ADDRESS: 13537 S. Burley Avenue, Chicago, IL 60633

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has no dore, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, exc.pt as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under granter, 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 \$49,468.80 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 \$49,468.80 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

1604216061 Page: 2 of 2

Special Warranty Deed - Continued OFFICIAL COPY

Dated this	d_{z}^{\perp}	1 7 0 Xun	
	\wedge		Fannie Mae A/K/A Federal National Mortgage Association
	6		By: Utt
STATE OF III	linois)	Codilis & Associates, P.C., its Attorney in Fact
	DuPage) SS. _)	Jonnider Hages
known to me to l person, and ackno	be the same person(s) wh	ose jame(s) is/are su	said County, in the State aforesaid, do hereby certify tha nnie Mae A/K/A Federal National Mortgage Association, personally obscribed to the foregoing instrument, appeared before me this day in elivered the said instrument, as his/her/their free and voluntary act, for
		4	37 2 20 XVII
	Given	under my hand and n	\ \ \
			Con a contract
			Notary Public
REAL ESTATE TR	RANSFER TAY	00 E-1, 0040	My commission expires:
	COUNTY:	09-Feb-2016 20.75	A STANKE
	JLLINOIS:	41.50	OFFICIAL SEAL JANEL SOLIS JANEL SOLIS
30.31.411.011.0	* TOTAL:	62.25	CTATE OF ILLINOIS
26-31-411-014-00	000 20160201667231 1-0	602-384-448	MY COMN ISSION EXPIRES:05/07/19
			Visc.
REAL ESTATE TRA	ANSFER TAX	ah 2016	
#32\	CHICAGO:	eb-2016 311.25	
	CTA:	124.50	
26-31-411-014-00	TOTAL: 00 20160201667231 0-12	435.75 * 1-696-832	
	. == 1-12 .00/25/ [0-12	1-030-632	

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