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15605342016

PREPARED BY:

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



MAIL TAX BILL TO: * Deed

Muhammad Rizwan
9212 Marmora Avenue
Morton Grove, IL 60053

Doc#: 1605342016 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2016 09:14 AM Pg: 1 of 2

Property of Cook County Clerk's Office

1/2

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) Muhammad Rizwan, of 9212 Marmora Avenue Morton Grove, IL 60053, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: *** A MARRIED MAN**

PARCEL 1: THE WEST 23.0 FEET OF THAT PART OF LOT 2 LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 2, SAID POINT BEING 788.55 FEET EAST OF THE NORTHWEST CORNER OF LOT 2 TO A POINT IN THE SOUTH LINE OF LOT 2, SAID POINT BEING 785.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2 IN VILLAGE GREEN APARTMENT SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 17 AND 19 OF THE OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND PARKING PURPOSES APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 18623302.

PERMANENT INDEX NUMBER: 08-13-118-009-0000
PROPERTY ADDRESS: 711 Dulles Road E, Des Plaines, IL 60016

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 \$103,200.00 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

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

S Exempt deed or instrument
P eligible for recordation
S without payment of tax.
SC
INTAR
Alle Olee 2-12-16.
City of Des Plaines

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Special Warranty Deed - *Continued*

IN THE PRINCIPAL AMOUNT OF GREATER THAN \$103,200.00 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.

JAN 2 1 2016

Dated this _____

Fannie Mae A/K/A Federal National Mortgage Association

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

Jenny Hoya

Jennifer Hoyas

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 Hoyas 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 _____

Janel Solis

Notary Public
My commission expires: _____

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



REAL ESTATE TRANSFER TAX		18-Feb-2016
		COUNTY: 43.00
		ILLINOIS: 86.00
		TOTAL: 129.00
08-13-118-009-0000 20160201668828 1-098-189-376		