

# UNOFFICIAL COPY



Doc#: 1606812029 Fee: \$40.00  
RHSP Fee:\$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/08/2016 10:59 AM Pg: 1 of 2

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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:** + Reed

Victor Garcia  
12611 Greenwood  
Blue Island IL 60406

**MAIL RECORDED DEED TO:** Victor Garcia

12611 Greenwood  
Blue Island IL 60406

**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) Victor Garcia, of 12611 Greenwood Ave Blue Island, IL 60406- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 45 AND 46 IN BLOCK 227 IN HARVEY A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ALSO OF THAT PART OF THE NORTH FRACTIONAL 1/2 NORTH OF THE INDIAN BOUNDARY LINE, SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND GRAND TRUNK RAILROAD AND EAST OF THE CHICAGO AND VINCENNES ROAD, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1892, AS DOCUMENT NUMBER 17611486 IN BOOK 30 OF PLATS, PAGES 7 AND 8 IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 29-06-420-011-0000,  
29-06-420-012-0000

**PROPERTY ADDRESS:** 14223 Winchester Avenue, Dixmoor, IL 60426

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 \$26,280.00 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 \$26,280.00 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

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