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Doc#: 1609204039 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2016 03:39 PM Pg: 1 of 2

150297349355

PREPARED BY:

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

MAIL TAX BILL TO:

Rhonda Dugan
9922 S Prospect
Chicago IL 60643

MAIL RECORDED DEED TO:

Leonard Gargas
15414 S. Harlem
Oakland Park, IL 60462

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SCY
INTA

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) Rhonda Dugan, of 9932 South Prospect Chicago, IL 60643- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 2/3 OF LOT 32 AND THE SOUTH 2/3 OF LOT 33 IN BLOCK 9 IN WALTER L. DAVIS ADDITION TO BEVERLY HILLS, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 9 AND 14 IN THE SUBDIVISION OF THAT PART LYING WESTERLY OF THE RIGHT OF WAY OF THE MAIN LINE OF CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD IN THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 200 FEET OF THE WEST 132.8 FEET OF SAID BLOCK 14) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-05-302-043-0000
PROPERTY ADDRESS: 9139 S. Laffin Street, Chicago, IL 60620

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 \$75,594.00 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 \$75,594.00 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

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

