## UNOFFICIAL COPY

PREPARED BY: Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527 MAIL TAX BILL TO:

1613104094 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 05/10/2016 03:58 PM Pg: 1 of 2

AA Real Estate Properties L

MAIL RECORDED DEFD TO:

AA Keal Estate CEMAN KOL

## SECIAL 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, GRA VTS, CONVEYS AND SELLS to THE GRANTEE(S) AA Real Estate of 6218 Cerma's Nd. Berwyn, IL 60402-, all interest in the following described Properties LLC, real estate situated in the County of Cook, State of Illinois, to wit:

LOT 15 IN BLOCK 1 IN FLICK'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/6 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THE PRINCIPAL MERIDIAN, IN COOK COUN ILLINOIS.

PERMANENT INDEX NUMBER: 16-29-300-029-0000

PROPERTY ADDRESS: 2620 Cuyler Avenue, Berwyn, IL 60402

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 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 \$102,720.00 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 \$102,720.00 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 CONVEY ANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

> ANSFER TAX **%**COLLECTOR'S/OFFICE

Attorneys' Title Guaranty Func 1 S. Wacker Dr. STF 2400 of 2 Special Warranty Deed: Pag Chicago, IL 60606-4650

Attn:Search Department

## **UNOFFICIAL COPY**

Special Waffanty Deed - Continued

Dated this APR 2 1 2016	-
	Fannie Mae A/K/A Federal National Mortgage Association
CO <sub>O</sub>	By: Matthew J. Rosenburg Codilis & Associates, P.Q., its Attorney in Fact
STATE OF Illinois	V,
COUNTY OF DuPage ) SS.	
Matthew J. Rosenburg Attorney is Feet for Fann known to me to be the same person(s) whose name(s) is/are subs	said County, in the State aforesaid, do hereby certify that ie Mae A/K/A Federal National Mortgage Association, personally scribed to the foregoing instrument, appeared before me this day in vered the said instrument, as his/her/their free and voluntary act, for
Given under my hand and not	ariah seal, this APR 2 1 2016
	and the state of t
	Notary Public My commission expires:
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDateAgent.	OFFICIAL GEAL ANNA MARIE HUSEN NOTARY PUBLIC - STATE OF LLINOIS MY COMMISSION EXPIRES: 12/14/12
	***************************************

REAL ESTATE TRANSFER TAX		02-May-2016	
		COUNTY:	43.00
		ILLINOIS:	86.00
		TOTAL:	129.00
16-29-30	00-029-0000	20160401694990	1-042-502-064