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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:
Chicago Elite Properties, LLC
9301 S. Peoria Street
Chicago, IL 60620

MAIL RECORDED DEED TO:
Keith E Davis
1525 E. 53rd Street Ste 628
Chicago, IL 60615



Doc#: 1614842003 **Fee:** \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2016 08:22 AM Pg: 1 of 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) Chicago Elite Properties, LLC, of 9301 S Peoria St. Chicago, IL 60620, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH HALF OF LOT 18 AND ALL OF LOT 19 IN SHELDON HEIGHTS NORTH WEST FIFTH ADDITION, BEING A RESUBDIVISION OF PARTS OF BLOCKS 2, 8, 10 AND 12 IN GEORGE G. STREET'S SUBDIVISION, TOGETHER WITH CERTAIN LOTS IN MANCHESTER LAND AND INVESTMENT COMPANY'S SUBDIVISION IN BLOCKS 4 AND 6 OF SAID GEORGE G. STREET'S SUBDIVISION, ALL IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 21, 1953 AS DOCUMENT NO. 1499995, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-17-401-027-0000
PROPERTY ADDRESS: 10724 South Morgan St, Chicago, IL 60643

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 \$85,200.00 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 IN THE PRINCIPAL AMOUNT OF GREATER THAN \$85,200.00 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.

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

