UNOFFICIAL CC

1615901042 Fee: \$40.00 Doc#: RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 06/07/2016 02:31 PM Pg: 1 of 2

PREPARED BY:

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

MAIL TAX BILL TO:

) Stephanie Morales 9025 Austin Ave Oak Lawn, IL 60453

MAIL RECORDED DEED TO:

Stephanie Morales 9025 Austin Ave Oak Lawn, IL 60453

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 Untied 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) Stephanie of 9025 Austin Ave Oak Lawn, L 60453-, all interest in the following described real estate situated Morales, a married person in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 4430-07 IN THE OAK MANOR CONDOMIN UMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 92 THROUGH 101, BOTH INCLUSIVE, (EXCEPT THE SOUTH 17.0 FEE I THEREOF TAKEN FOR 111TH STREET) IN MORGAN AVENUE ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 28.8 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM PECORDED AS DOCUMENT NUMBER 0523644066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-16, AS DELINEATED ON THE LAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PERMANENT INDEX NUMBER: 24-15-324-058-1007

PROPERTY ADDRESS: 4430 W. 111th Street Unit #7, Oak Lawn, IL 60453

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.

Real Estate Transfer Tax Village Real Estate Transfer Tax Village of of \$100 \$50 Oak Lawn 01914 Oak Lawn 02941 Real Estate Transfer Tax Real Estate Transfer Tax Village Village of 01861 Oak Lawn 01862 Oak Lawn

Attorneys' Title Guaranty. 1 S. Wackerci Dwarg Type 24 Page 1 of 2 Chicago, IL 60606-4650 Attn:Search Department

1615901042D Page: 2 of 2

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Special Warranty Deed - Continued

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$45,000.00 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 \$45,000.00 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.

Dated this APR 2 7	265		
HI N E 7	Ž.		
	Ojc		
	(\mathbb{C}	Fannie Mae A/K/A Federal National Mortgage Association
		04	By: Matthew I. Rosenburg Codilis & Associates, P.C. its Attorney in Fact
STATE OF Illinois)	` (Codins & Associates, P.C. its Attorney in Fact
)	SS.	0,
COUNTY OF DuPage)		4h.
Matthew J. Rose <u>nbi</u>	irg Attorney i	in Fact for Fann	said Count, in the State aforesaid, do hereby certify that ie Mae A/K/A Federal National Mortgage Association, personally
known to me to be the same person, and acknowledged the the uses and purposes therein	at he/she/they signed	me(s) is/are subs d, sealed and deli	cribed to the foregoing instrument, appeared before me this day in vered the said instrument, as his/her/their free and voluntary act, for
the uses and purposes therein	Joe Torus.		- 'T'a O
	Given under	my hand and not	aria/ seal, this APR 2 ,2016
		ing nama ana nov	
			Notary Public 1
			My commission expires: 11/2019
Exempt under the provisions	of		
Section 4, of the Real Estate		Date	OFFICIAL SEAL
	Agent.		ANNA MARIE RUBEN ANNA MARIE RUBEN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/14/19 MY COMMISSION EXPIRES: 12/14/19
REAL ESTATE TRANSFE	R TAX 25	5-May-2016	MI COMMISSION OF THE PERSON OF
	COUNTY:	18.75	•
	ILLINOIS: TOTAL:	37.50 56.25	
24-15-324-058-1007 20	160501607208 1-384	4-700-224	

Special Warranty Deed: Page 2 of 2