

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

James Holiday
10144 South Union Ave
Chicago IL 60628



Doc#: 1617242021 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2016 09:59 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

James Holiday
10144 S. Union Ave
Chicago IL 60628

150297351122

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 James Holiday, of 10144 S. Union Chicago, IL 60628- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 13 AND 14 IN BLOCK 2 IN FALLIS AND GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-21-406-036-0000
25-21-406-037-0000
PROPERTY ADDRESS: 11542 S. Lafayette Avenue, Chicago, IL 60628

SV
PL
S
SC
INT

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 \$9,600.00 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 \$9,600.00 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

REAL ESTATE TRANSFER TAX		09-Jun-2016
COUNTY:	4.00	
ILLINOIS:	8.00	
TOTAL:	12.00	

25-21-406-036-0000 | 20160401687353 | 0-775-472-448

REAL ESTATE TRANSFER TAX		09-Jun-2016
CHICAGO:	60.00	
CTA:	24.00	
TOTAL:	84.00	

25-21-406-036-0000 | 20160401687353 | 0-402-474-304

* Total does not include any applicable penalty or interest due.

