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PREPARED BY:

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



16208181250

Doc#: 1620818125 **Fee:** \$40.00

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

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/26/2016 12:00 PM Pg: 1 of 2

MAIL TAX BILL TO:

Viamonte Realty, LLC
P.O. Box 5140
Lansing, IL 60438

MAIL RECORDED DEED TO:

Viamonte Realty, LLC
P.O. Box 5140
Lansing, IL 60438

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)

Viamonte Realty, LLC, of P.O. Box 5140 Lansing, IL 60438, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT NO. 21, IN BLOCK 12, ALL IN GOLD COAST MANOR SUBDIVISION, IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 26, 1955, AS DOCUMENT NO. 16216020, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 30-20-315-021-0000

PROPERTY ADDRESS: 1533 S Lincoln Place, Calumet City, IL 60409

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 \$42,000.00 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 \$42,000.00 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.

REAL ESTATE TRANSFER TAX

26-Jul-2016



COUNTY: 17.50
ILLINOIS: 35.00
TOTAL: 52.50

30-20-315-021-0000

| 20160701632689 | 0-124-994-368

Attorneys' Title Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400

Chicago, IL 60606-4650

Attn: Search Department

Special Warranty Deed: Page 1 of 2

