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PREPARED BY:

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



Doc#: 1623245034 **Fee:** \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2016 10:14 AM Pg: 1 of 2

MAIL TAX BILL TO:

Marta Gimel
4433 Kolze Ave.
Schiller Park, IL 60176

MAIL RECORDED DEED TO:

Alexander Demchenko
2338 W. Belmont Ave., 2nd Fl.
Chicago, IL 60618-6423

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) Marta Gimel, of 4433 Kolze Ave. Schiller Park, IL 60176, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 17 IN FIRST ADDITION TO PETERSONS SUBDIVISION BEING A SUBDIVISION OF PART OF SOUTH 5 ACRES OF NORTH 70 ACRES OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1958 AS DOCUMENT NUMBER 17130034 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-21-109-020-0000
PROPERTY ADDRESS: 10304 McNerney Drive, Franklin Park, IL 60131



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, boundary 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 \$139,200.00 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 \$139,200.00 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.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

| REAL ESTATE TRANSFER TAX | | 18-Aug-2016 |
|--------------------------|--|-------------|
| COUNTY: | | 58.00 |
| ILLINOIS: | | 116.00 |
| TOTAL: | | 174.00 |

12-21-109-020-0000 | 20160701637172 | 0-960-967-488

