## **UNOFFICIAL COPY**

PREPARED BY:

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

MAIL TAX BILL TO:

Marta Gimel 4433 Kolze Ave. Schiller Park, IL 60176 1822/45000

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

 ${\cal O}$  mail recorded peed to:

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

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Fede al 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 THE DE 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, 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 \$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 1	ΓΑΧ	18-Aug-2016
REAL ESTATE TRANSPORT	COUNTY:	58.00	
		ILLINOIS:	116.00
		TOTAL:	174.00
12-21-109-020-0000		20160701637172 0	960-967-488

Special Warranty Deed: Page 1 of 2

Bu

1623245034 Page: 2 of 2

## Special Warranty Deed - Continued NOFFICIAL COPY

	With 12 to 2516	
Dated this		
STATE OF Illinois  COUNTY OF DuPage  I, the undersigned, a known to me to be the same person	Atto ney in Fact for Fann (s) whose tame(s) is/are substitutely signed, see led and deli	Fannie Mae A/K/A Federal National Mortgage Association  By:  Codills & Associates P.C., its Attorney in Fact  Journal of P.C., its Attorney in Fact  said County, in the State aforesaid, do hereby certify that ie Mae A/K/A Federal National Mortgage Association, personally scribed to the foregoing instrument, appeared before me this day in vered the said instrument, as his/her/their free and voluntary act, for
	Given under my hand and not	arial seal, this Notary Public My commission expires:
Exempt under the provisions of Section 4, of the Real Estate Trans	fer ActDate Agent.	MY COMMISSION EN IRES 05/07/13