

UNOFFICIAL COPY

Doc#: 1625808008 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2016 09:40 AM Pg: 1 of 2

Dec ID 20160801644139
ST/CO Stamp 0-356-137-792 ST Tax \$37.50 CO Tax \$18.75

15024735/215
PREPARED BY:
Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:
LL & PJ, Inc.
20650 S. Cicero Ave.
Matteson, IL 60443

MAIL RECORDED DEED TO:
Steven Shaykin, Esq.
5105 Tollview Drive #265
Rolling Meadows, IL 60008

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) LL & PJ, Inc., of 20650 S. Cicero Ave. Matteson, IL 60443, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS, BEING DESCRIBED AS FOLLOWS: LOT 25 IN BLOCK 3 IN SIBLEY BOULEVARD ADDITION TO CALUMET CITY BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND BEING MORE FULLY DESCRIBED IN A DEED DATED 03/23/1990, AND RECORDED 04/04/1990, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN 90151487.

PERMANENT INDEX NUMBER: 29-12-218-006-0000
PROPERTY ADDRESS: 389 Crandon Avenue, 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 \$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.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-1650
Attn: Search Department
Special Warranty Deed: Page 1 of 2

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Special Warranty Deed - Continued

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

Dated this AUG 10 2016

REAL ESTATE TRANSFER TAX

12-Sep-2016



COUNTY:	18.75
ILLINOIS:	37.50
TOTAL:	56.25

29-12-218-006-0000

| 20160801644139 | 0-356-137-792

Fannie Mae A/K/A Federal National Mortgage Association
 By: Brian Tracy
 Codilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois)
) SS.
 COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Tracy Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this AUG 10 2016

Jessica Lee Stevens
 Notary Public
 My commission expires: 4/21/20

Exempt under the provisions of _____
 Section 4, of the Real Estate Transfer Act _____ Date _____
 Agent.



REAL ESTATE TRANSFER TAX

49634
8/24/16
 Calumet City • City of Homes \$ 152⁰⁰

REAL ESTATE TRANSFER TAX

49635
8/26/16
 Calumet City • City of Homes \$ 152⁰⁰