

# UNOFFICIAL COPY

Doc#: 1632255007 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/17/2016 11:29 AM Pg: 1 of 2

Dec ID 20161101679002  
ST/CO Stamp 1-443-348-672 ST Tax \$35.00 CO Tax \$17.50  
City Stamp 1-551-204-544 City Tax: \$367.50

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

**MAIL TAX BILL TO:**  
Dynasty Holdings, Inc.  
430 E. 162<sup>nd</sup> Street, #154  
South Holland, IL 60473

**MAIL RECORDED DEED TO:**  
Dynasty Holdings, Inc.  
430 E. 162<sup>nd</sup> Street, #154  
South Holland, IL 60473

## 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) Dynasty Holdings, Inc., of 430 E. 162<sup>nd</sup> Street, #154 South Holland, IL 60473, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 24 IN BLOCK 16 IN ENGLEFIELD BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 20-30-417-017-0000  
**PROPERTY ADDRESS:** 7649 S. Hermitage Avenue, Chicago, IL 60620

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.

Chicago Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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Special Warranty Deed - Continued

Dated this OCT 19 2016

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenberg*  
Matthew J. Rosenberg  
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 Matthew J. Rosenberg 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 OCT 19 2016  
*Anna Marie Ruben*  
Notary Public  
My commission expires: 12/14/2019

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

