

UNOFFICIAL COPY

Doc#: 1632256197 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2016 11:29 AM Pg: 1 of 2

Dec ID 20161001675428
ST/CO Stamp 0-915-808-448 ST Tax \$33.50 CO Tax \$16.75
City Stamp 1-922-654-400 City Tax: \$351.75

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

MAIL TAX BILL TO:
Wolcott LLC
1900 E. Golf Road, #950
Schaumburg, IL 60173

MAIL RECORDED DEED TO:
Thomas L. Kolschowsky,
800 Roosevelt Rd., Building A, Suite 120
Glen Ellyn, IL 60137

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) Wolcott LLC, of 1900 E. Golf Road, #950 Schaumburg, IL 60173, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 23 IN BLOCK 13 IN JERNBERG'S SUBDIVISION OF BLOCK 2, 5 TO 8, 11 TO 28 AND RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 25-20-221-022-0000
PROPERTY ADDRESS: 11423 S. Carpenter Street, Chicago, IL 60643

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 \$40,080.00 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 \$40,080.00 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.

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

