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Doc#: 1700906113 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2017 10:23 AM Pg: 1 of 2

Dec ID 20161201694859
ST/CO Stamp 0-837-092-544 ST Tax \$31.50 CO Tax \$15.75
City Stamp 1-522-751-680 City Tax: \$330.75

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

MAIL TAX BILL TO:
Oscar Tovar
1827 S. Kedzie Avenue
Chicago, IL 60623

MAIL RECORDED DEED TO:
John Masterly
2301 S. Western Avenue
Chicago, IL 60608-3817

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) Oscar Tovar, of 1615 S. California Ave. Chicago, IL 60608, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 72 IN BLOCK 6 IN RESUBDIVISION OF BLOCKS 6, 7, 16, AND 17 IN DOUGLAS PARK ADDITION TO CHICAGO, IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-24-301-011-0000
PROPERTY ADDRESS: 1827 S. Kedzie Avenue, Chicago, IL 60623

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 \$37,800.00 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 \$37,800.00 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

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Special Warranty Deed - Continued

Dated this DEC 12 2016

Fannie Mae A/K/A Federal National Mortgage Association

By: [Signature] Brian Tracy
Cadilis & Associates, P.C. its Attorney in Fact

STATE OF Illinois)
COUNTY OF DuPage) SS.

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 DEC 12 2016

[Signature] Notary Public
My commission expires: 4/21/20

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

