

UNOFFICIAL COPY

Doc#: 1702449014 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/24/2017 08:43 AM Pg: 1 of 2

Dec ID 20170101602068
ST/CO Stamp 1-864-920-256 ST Tax \$50.50 CO Tax \$25.25

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

MAIL TAX BILL TO:
BMO Holdings LLC Series 2
31262 Paseo Montevideo
San Juan Capistrano, CA 92675

MAIL RECORDED DEED TO:
Lynn M Hickey
Hutchison, Anders, & Hickey
16860 S Oak Park Ave
Tinley Park, IL 60477

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 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) BMO Holdings LLC Series 2, of 4N407 Kingswood Court Wayne, IN 60184- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 34 AND 35 IN BLOCK 6 AND THE EAST 1/2 OF THE VACATED ALLEY ADJOINING AND LYING WEST OF SAID LOTS 34 AND 35 ALL IN CROISSANT PARK MARKHAM TENTH ADDITION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 28-14-316-021-0000
28-14-316-022-0000
PROPERTY ADDRESS: 15616 Millard Avenue, Markham, IL 60428

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 \$60,480.00 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 \$60,480.00 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 60606-4650
Attn: Search Department

Special Warranty Deed: Page 1 of 2

