

UNOFFICIAL COPY

Doc#: 1706615007 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/07/2017 09:15 AM Pg: 1 of 2

Dec ID 20170201615364
ST/CO Stamp 1-351-381-696 ST Tax \$142.00 CO Tax \$71.00
City Stamp 1-071-809-216 City Tax: \$1,491.00

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

MAIL TAX BILL TO:
Andres Chaidez and Griselda Chaidez
5420 S. Hamlin Ave.
Chicago, IL 60632

MAIL RECORDED DEED TO:
Jesus Perez
4111 S. Richmond Street
Chicago, IL 60632

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) Andres Chaidez and Griselda Chaidez, not as tenants in common but as joint tenants of 5420 S. Hamlin Ave. Chicago, IL 60632, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 9 (EXCEPT THE NORTH 12 FEET THEREOF) AND NORTH 19 FEET OF LOT 10 IN BLOCK 2 IN HAWTHORNE'S 55TH STREET ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-11-329-064-0000
PROPERTY ADDRESS: 5422 S. Hamlin Avenue, Chicago, IL 60632

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 charge, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantee, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building use and 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 \$170,400.00 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 \$170,400.00 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

