UNOFFICIAL CO

PREPARED BY; Codilis & Associates, P.C. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO: Max Remodelers Inc.

15725 W. 113 AVE. ORLAND PARKICLOGGT

MAIL RECORDED DEED TO:

JOSEPH K. BARBAKO ATTOKUEY ATLAW BARBARAN Doc#. 1717755107 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/26/2017 11:49 AM Pg: 1 of 2

Dec ID 20170601677234

ST/CO Stamp 0-874-276-288 ST Tax \$180.00 CO Tax \$90.00

City Stamp 1-783-240-128 City Tax: \$1,890.00

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 hard paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Max Remodelers Inc.,

of 15725 W. 113 Ave. Orland Park, IL 60467-, all interest in the following described real estate situated in the County of Cook, State c illinois, to wit:

LOT 4 IN MADSEN'S NORTH OF OAK PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1921 AS DOCUMEN'T NUMBER 7181567, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-31-316-019-0000

PROPERTY ADDRESS: 1744 N Sayre Avenue, Chicago, IL 60707

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 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 \$216,000.00 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 \$216,000.00 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.

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

Special Warranty Deed - Continued NOFFICIAL COPY

Dated this	-
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	Fannie Mae A/K/A Federal National Mortgage Association
	By: Oift
STATE OF Illinois	Codilis & Associates, P.C., its Attorney in Fact
COUNTY OF Dupage) SS.	Jennifer Hayes
Jannifer Hayes Attorney in Fact for Fanni	said County, in the State aforesaid, do hereby certify that ie Mae A/K/A Federal National Mortgage Association, personally
	cribed to the foregoing instrument, appeared before me this day in vered the said instrument, as his/her/their free and voluntary act, for
Given under my hand and note	arial seal this -
Given under my hand and not	Mar scar, unis
	Notary Public My commission expires:
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDate Agent.	OFFICIAL SEAL SOLIS
•	NOTARY PUP: 1. STATE OF ILLINOIS NOT COMMISSION EXPIRES: 05:07:19 MY COMMISSION EXPIRES: 05:07:19
	WA COMMAN