

UNOFFICIAL COPY

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

Doc#. 1717755107 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2017 11:49 AM Pg: 1 of 2

MAIL TAX BILL TO:

Max Remodelers Inc.
15725 W. 113 AVE.
ORLAND PARK, IL 60467

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

MAIL RECORDED DEED TO:

JOSEPH R. BARBARO
ATTORNEY AT LAW
9760 S. ROBERTS AVE
PACOS HILLS, IL 60465

160297352268

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) 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 of 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 DOCUMENT 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, 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

