UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. 15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Wilkinson-Sanders, LLC

Taso 5. Puchicultor Chicago 1060619

MAIL RECORDED DEED TO

Cha a l'Oscialu

Doc#. 1720204047 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/21/2017 01:37 PM Pg: 1 of 2

Dec ID 20170701689656

ST/CO Stamp 0-166-436-288 ST Tax \$37.00 CO Tax \$18.50

City Stamp 0-067-050-944 City Tax: \$388.50

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mee 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) Wilkinson-Sanders, LLC,

of 1100 St. Charles Place Pembrook Pines, FL 33026-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 37 IN BLOCK I BASS' SECOND ADDITION TO FULLMAN, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE CHIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 25-10-308-010-0000** 

PROPERTY ADDRESS: 10023 S. State Street, 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 encountered 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; ou liding, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements reproduct 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 \$ 43,860.00 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 \$ 43,860.00 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 - Continued NOFFICIAL COPY

Dated this 13 2017	··		
	Fannie Mae	A/K/A Federal Mational	fortgage Association
	Ву:	Moserly	Matthew J. Rosenburg
STATE OF Illinois )	Codi	llis & Associates, P.C., its	Attorney in Fact
) SS.		/	
COUNTY OF <u>DuPage</u> )			
I, the undersigned, a Notary Public in and Matthew I. Rosenburg Attorney in Fact for I known to me to be the same person(s) whose name(s) is/are person, and acknowledged that I e/che/they signed, sealed and the uses and purposes therein set forth.	Fannie Mae A/K/A Fe subscribed to the fore	deral National Mortgage going instrument, appeare	Association, personally ed before me this day in
the uses and purposes therein set forty.			
Given un⊰er m∨ hand and	d notarial seal, this	JUL 1 3, 2017	<u> </u>
0/4	My	Notary Procession expires:	12/14/2019
Exempt under the provisions of	$C_{j}$		****
Section 4, of the Real Estate Transfer ActDateAgent.	J. J	OFFICIAL SEAL ANNA MARIE RUBEN NOTARY PUBLIC - STATE OF EL MY COMMISSION EXPIRES:12	LINOIS 2/14/19
		Office Office	
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	4		(V)