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Doc#: 1735308091 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/19/2017 11:59 AM Pg: 1 of 3

Dec ID 20171201664288
ST/CO Stamp 0-347-314-208 ST Tax \$97.00 CO Tax \$48.50
City Stamp 1-114-649-632 City Tax: \$1,018.50

SPECIAL WARRANTY DEED

20-25-226-009-0000

7439 S LUELLA AVE

CHICAGO, IL 60649

1/1

160297354706

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4350
Auto. Search & Recording

Property of Cook County Clerk's Office

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

MAIL TAX BILL TO:

Garfield Investments LLC
7831 N. Odell Avenue
Niles, IL 60714-

MAIL RECORDED DEED TO:

Alicja M. Sroka & Associates, P.C.
7742 W. Higgins Road
Unit C102
Chicago, IL 60631

1/1
160297354704

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) Garfield Investments LLC, of 7831 N. Odell Avenue Niles, IL 60714-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN COOK COUNTY, ILLINOIS:

LOT 7 IN THE SUBDIVISION OF LOTS 11 TO 15 (EXCEPT THE SOUTH 120 FEET THEREOF) IN BLOCK 8 IN STAVE AND KLEMMS SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PERMANENT INDEX NUMBER: 20-25-226-009-0000

PROPERTY ADDRESS: 7439 S. Luella Avenue, Chicago, IL 60649

Adornava Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste 2400
Chicago, IL 60601-4130
Cook County Department

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 \$ 116,400.00 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 \$ 116,400.00 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.

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Special Warranty Deed - *Continued*

Dated this NOV 29 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: *Matthew J. Rosenberg* Matthew J. Rosenberg
 Codilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois)
) SS.
 COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this NOV 29 2017
Anna Marie Ruben
 Notary Public
 My commission expires: 12/14/2019

Exempt under the provisions of _____
 Section 4, of the Real Estate Transfer Act _____ Date _____
 _____ Agent.

