

UNOFFICIAL COPY

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

Doc#. 1736049113 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/26/2017 11:40 AM Pg: 1 of 2

Dec ID 20171201664010

ST/CO Stamp 1-205-507-104 ST Tax \$162.00 CO Tax \$81.00

MAIL TAX BILL TO:

Eleazar Ramirez and Jessica Ramirez
10101 Ivanhoe Ave
Schiller Park IL 60176

MAIL RECORDED DEED TO:

Eleazar Ramirez
Jessica Ramirez
10101 Ivanhoe Ave
Schiller Park IL
60176

1/1 170207355629

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) Eleazar Ramirez and Jessica Ramirez, of 10101 Ivanhoe Avenue Schiller Park, IL 60176-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 21 AND THE NORTH 8 1/3 FEET OF LOT 22 IN BLOCK 3 IN FIRST ADDITION TO FRANKLIN PARK IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-28-204-019-0000

PROPERTY ADDRESS: 3111 Ruby Street, Franklin Park, IL 60131



This stamp processed pursuant to
Section 1-10B-1A of the
Franklin Park Village Code
governing review of documents

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 \$ 194,265.60 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 \$ 194,265.60 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 60603-4600
Tel: 312.261.2000

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Special Warranty Deed - Continued

Dated this DEC - 5 2017

Fannie Mae A/K/A Federal National Mortgage Association

By: Matthew J. Rosenberg
Codilis & Associates, P.C./its Attorney in FactSTATE 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

DEC - 5 2017

Notary Public

My commission expires: 12/14/2019Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

Special Warranty Deed: Page 2 of 2