

MAIL TAX BILL TO:

UNOFFICIAL COPY

Brian ^{or} ~~and~~ Christine Kazda
8410 S. Menard
Burbank, IL 60459



Doc#: 1025605009 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2010 08:42 AM Pg: 1 of 3

1963207

MAIL RECORDED DEED TO
RICHARD A CHSHOUM
9700 W. 131 ST
PARK PARK I 60454

3800-144
REO #C08%0:B

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Russell* and Christine Kazda, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, address: 8410 Menard, Burbank, IL 60459, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

* Kazda

LOT 3 IN BLOCK 3 IN F.H. BARTLETT'S THIRD ADDITION TO GREATER 79TH STREET SUBDIVISION OF THE SOUTHEAST 1/4 (ONE QUARTER) OF THE NORTHWEST 1/4 (ONE QUARTER) OF THE SOUTHEAST 1/4 (ONE QUARTER) AND THE EAST 1/2 (ONE HALF) OF THE SOUTHWEST 1/4 (ONE QUARTER) OF THE SOUTHEAST 1/4 (ONE QUARTER) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7704 South Lawler, Burbank, IL 60459

Permanent Index No: 19-28-410-023

To Have and To Hold the said premises unto the said GRANTEE(S) subject only to:

- (a) general real estate taxes for 2009 and subsequent years;
- (b) building setback lines, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;
- (d) grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$79,920.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$79,920.00 for a period of 3 month(s) from the date 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

S Y
P 3
S N
SC Y
INT 10

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

SEP.-7.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008833

REAL ESTATE TRANSFER TAX
00067.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP.-7.10

REVENUE STAMP

0206008842

REAL ESTATE TRANSFER TAX
00033.50
FP 103028

City of Burbank

~~\$333.00 THREE HUNDRED THIRTY THREE DOLLARS & 00/100~~

08/26/10 *[Signature]*

Real Estate Transaction Stamp

Property of Cook County Clerk's Office

UNOFFICIAL COPY

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 23rd day of August, 2010.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD, Attorney in Fact

By: [Signature]
Holder of Limited POA

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF COOK

I, Mirela S Iosef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me, to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of August, 2010.

[Signature]
Notary Public

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
39 S. LaSalle Street, Suite 1105
Chicago, IL 60603
(312) 372-2020

