

UNOFFICIAL COPY

Mail deed to:

Ted Kowalczyk Esq
6052 West 63rd St.
Chicago, IL
60638-4342



Doc#: 1119611047 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/15/2011 12:18 PM Pg: 1 of 4

1st AMERICAN TITLE order # 2162684

3800-1163
REO #C101757

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 Sadula and Demir Demirovski, AS JOINT TENANTS

address: of 5315 S. 73rd, Summit, IL
GRANTEE(S), all of the following describe premises situated in Cook County, Illinois, to-wit:

LOT 30 IN BLOCK 4 IN FREDERICK H. BARTLET'S GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SOUTHEAST 29, ALSO THE SOUTH WEST 1/4 OF THE SOUTHWEST OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7821 Linder Ave, Burbank, IL 60459
Property Index No. 19-28-328-006-0000

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

- (a) general real estate taxes for 2010 2nd installment and subsequent years;
- (b) building setback lines, rights, 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 for a sales price of greater than \$84,000.00 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 \$84,000.00 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 of trust.

SC
INT
4
10

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Property of Cook County

STATE TAX

STATE OF ILLINOIS

JUL. 12. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000013263

REAL ESTATE
TRANSFER TAX

00070.00

FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL. 12. 11

REVENUE STAMP



0000013270

REAL ESTATE
TRANSFER TAX

00035.00

FP 103028

Recorder's Office

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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 31 day of July, 2011.

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

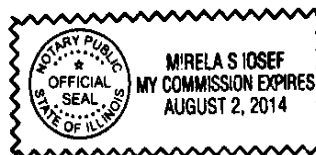
STATE OF ILLINOIS
COUNTY OF COOK

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 31 day of July, 2011.

Mirela S Iosef
Notary Public

Prepared by:
Hauselman, Rappin & Olswang, Ltd.
39 S. LaSalle Street, Suite 1105
Chicago, IL 60603



→
See
Burbank
Stamp

✓ Send tax bills to: ~~Grantor~~ Grantee
Demir : Sadula Demirovski
5315 S. 73rd Ave.
Summit, IL 60501

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

City of Burbank

\$ 350.00 Three Hundred Fifty & no/100's

6/30/11

Real Estate Transaction Stamp

[Handwritten Signature]