## **UNOFFICIAL COPY**

PREPARED BY:

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

MAIL TAX BILL TO:
Ireneusz Kucharski
2011 N. NOP MANN

2941 N. HORMANDY CHICAGO IL 60634

MAIL RECORDED DEED TO:

Ireneusz Kucharski 2941 N. NORMANDY CHICAGO Z. 60634



Doc#: 1132904082 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 11/25/2011 10:01 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortge & Association, P.O. Box 650043, Dallas, TX 75265, 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 Grantee(s);

Ireneusz Kucharski,

Of 2941 N. Normandy Ave., Chicago, IL 60634-4818, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PRANKLIN PALK

UNIT 3116-2W IN THE 3114 N. CALWAGNER CONDOMINIUM, AS DELINEATED IN A SURVEY ATTACHED AS EXHIBIT "B" TO A DECLARATION OF CONDOMINIUM RECORDED OCTOBER 3, 2002 AS DOCUMENT 0021086103, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 12-28-207-036-1010** 

PROPERTY ADDRESS: 3116 Calwagner Street, Unit #2W, Franklin Park, IL 60131

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or surface 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 TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$28,800.00 FOR A PERIOD OF 3 MONTHS 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 \$28,800.00 FOR A PERIOD OF MONTHS 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.

SCX INTU

1132904082D Page: 2 of 2

## **UNOFFICIAL COPY**

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Special Warranty Deed - Continued	r				
Dated this Day of	<u>oct.</u> :	20 11			
			Federal National Mor By:		
		D	Atto Attorne	rney in Fa	ct
STATE OF ILLINOIS	)				
COUNTY OF DUPAGE	) SS.				
O, the undersigned, a No	otomy Pukio in and	for said Country	in the State ofen		مراد مادد
Association, personally known to me before me this day in person, and ack and voluntary act, for the uses and pu	to be the same person knowledged that he/s ie	, as At a(s) whose name(s) is/ b/hey signed, sealed a	torney in Fact for are subscribed to the	Federal National foregoing instrument	Mortgage, appeared
	Given under my hand a	, C	Day of	Oct.	20 11
	•		aneo		
	44/04/0044		No My commission expir	otary Public es: 5511	5
REAL ESTATE TRANSFER	11/01/2011 K \$12.00		mine	<b>~</b>	

12-28-207-036-1010 | 20111101600021 | FWX00A

CFFICIAL SEAL

JANE L SC LIS

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPLRES 15/05/05/15