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1215304074

Doc#: 1215304074 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2012 11:40 AM Pg: 1 of 3

MAIL TO:

John Kuranty
7925 W 103rd Street
Palos Hills IL 60465

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 3 day of April, 2012., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Henry Kukulak and Anna Czysz**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

** not as tenants in common but as Joint Tenants, forever.*

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **18-35-307-037**

PROPERTY ADDRESS(ES):

8534 Thomas Charles Lane, Hickory Hills, IL, 60457

REAL ESTATE TRANSFER 05/11/2012



COOK \$57.25
ILLINOIS: \$114.50
TOTAL: \$171.75

18-35-307-037-0000 | 20120401600412 | 0RCTVM

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Drive, STE 2400
Chicago, IL 60606-4650
Att: Search Department

S Y
P 3
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INT AB

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**Fannie Mae a/k/a Federal National
Mortgage Association**

Katharine G. File

By

AS ATTORNEY IN FACT

STATE OF IL)
COUNTY OF COOK) SS

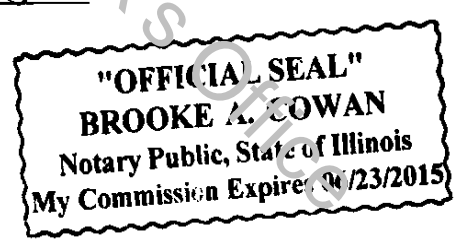
I, BROOKE A. COWAN the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KATHARINE G. FILE, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally 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.

Signed or attested before me on 3 day of April, 2012.

BROOKE A. COWAN
NOTARY PUBLIC

My commission expires 11/23/15

This Instrument was prepared by
PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:
Henry Kukulak
8534 Thomas Charles Lane
Nickory Hills IL 60457

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EXHIBIT A

PARCEL 1: THE WEST 25.81 FEET OF THE EAST 137.00 OF THE NORTH 55.00 FEET OF LOT 2 IN THOMAS CHARLES ESTATES, BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS OF THOMAS CHARLES ESTATES TOWNHOMES RECORDED JULY 20, 1995 AS DOCUMENT 95473828 IN COOK COUNTY, ILLINOIS.

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