

# UNOFFICIAL COPY



Doc#: 1231004041 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/05/2012 09:19 AM Pg: 1 of 3

120346808331

1/1  
MAIL TO:  
Ted Kowalczyk  
6052 W. 63rd  
Chicago, IL 60638  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)

ILLINOIS  
SUM 120346808331

THIS INDENTURE, made this 1 day of October, 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 **Dariusz Kulaga, (400 E Garwood Ave., Mt Prospect 60056, County of Cook and the State of Illinois)**, 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:

**SEE ATTACHED EXHIBIT A**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$14,520 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 FOR GREATER THAN \$14,520 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

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): 25-28-212-033-0000

PROPERTY ADDRESS(ES):

12052 South La Salle Street, Chicago, IL, 60628

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

S Y  
P 3  
S N  
SC V  
INT 12

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

Katherine A. File  
By

AS ATTORNEY IN FACT

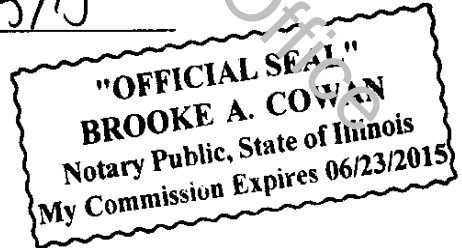
STATE OF IL )  
COUNTY OF COOK ) SS

I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine A. 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 1 day of October, 2012.  
Brooke A. Cowan  
NOTARY PUBLIC

My commission expires 10/23/15

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



PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Dariusz Kulaga  
400 E Garwood Ave  
MT Prospect, IL 60056

REAL ESTATE TRANSFER	10/19/2012
CHICAGO:	\$93.75
CTA:	\$37.50
<b>TOTAL:</b>	<b>\$131.25</b>

25-28-212-033-0000 | 20120901606270 | PKHGVL

REAL ESTATE TRANSFER	10/19/2012
COOK	\$6.25
ILLINOIS:	\$12.50
<b>TOTAL:</b>	<b>\$18.75</b>

25-28-212-033-0000 | 20120901606270 | WYKL9Q

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## EXHIBIT A

LOT 19 IN WALLER AND HAGSTROM'S SUBDIVISION OF THE WEST  
THREE QUARTERS OF THE SOUTH WEST QUARTER OF THE NORTH EAST  
QUARTER OF THE NORTH EAST QUARTER OF FRACTIONAL SECTION 28,  
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN (EXCEPT THE EAST 8 FEET THEREOF) IN COOK COUNTY,  
ILLINOIS.

Property of Cook County Clerk's Office