

# UNOFFICIAL COPY

First American Title

Order # 23263003 (4 of 4)



MAIL TO:  
A. Bartasun  
8139 S. Commercial  
Chicago IL 60617  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

Doc#: 1232633003 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/21/2012 08:27 AM Pg: 1 of 4

THIS INDENTURE made this 15 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 ~~Berta Niedzwiedzki, (1992 N. Sayre Apt 7W, Chicago 60607, 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 \$42,000 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 \$42,000 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): **21-31-221-044**

PROPERTY ADDRESS(ES): **8139 South Commercial Avenue, Chicago, IL, 60617**

\* Andrzej Bartasun

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P 4  
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Property of Cook County Clerk's Office

|                             |            |
|-----------------------------|------------|
|                             | 11/02/2012 |
| <b>REAL ESTATE TRANSFER</b> | \$285.00   |
| CHICAGO:                    | \$114.00   |
| CTA:                        | \$399.00   |
| <b>TOTAL:</b>               |            |

21-31-221-044-0000 | 20121001602364 | 1XPJ9C

|                             |            |
|-----------------------------|------------|
|                             | 11/02/2012 |
| <b>REAL ESTATE TRANSFER</b> | \$19.00    |
| COOK                        | \$38.00    |
| ILLINOIS:                   | \$57.00    |
| <b>TOTAL:</b>               |            |

21-31-221-044-0000 | 20121001602364 | 2T92ME

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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

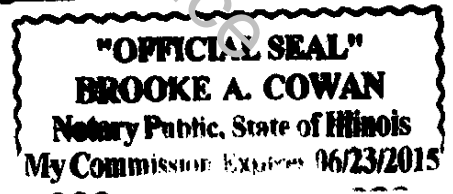
I, BROOKE A. COWAN the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine A. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 15 day of October, 2012.

Brooke A. Cowan  
NOTARY PUBLIC

My commission expires 06/23/15

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:

A. Bantasou  
8139 S Commercial  
Chicago IL 60617

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## EXHIBIT A

LOT 16 (EXCEPT THE NORTH 4 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 17, THE WEST 4 FEET OF LOT 32 (EXCEPT THE SOUTH 15 FEET THEREOF) AND THE WEST 4 FEET OF THE SOUTH 21 FEET OF LOT 33 TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID PARTS OF LOTS IN BLOCK 4 IN A.B. MEEKER'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proprietary of Cook County Clerk's Office