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Doc#: 1303712119 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2013 01:37 PM Pg: 1 of 3

120366808199
1/1

MAIL TO:
JOHN KUMOR -*
7642 W. BELMONT
CHICAGO, IL 60634
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

* KUMOR + Apple PC
THIS INDENTURE, made this 17 day of December, 2012., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation created and existing under and by virtue of 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 **Marka Giza** (~~2563~~ West St, River Grove 60131, County of Cook, 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



dk This stamp processed pursuant to Section 7-102-4 of the Public Act 1000/2009 governing transfer of documents. CC

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

Together with all and singular the hereditament and appurtenances thereto 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): 12-28-102-032-0000

PROPERTY ADDRESS(ES): 3144 George AKA 3144 George St, Franklin Park, IL, 60131

REAL ESTATE TRANSFER	01/25/2013
 COOK	\$27.00
 ILLINOIS:	\$54.00
TOTAL:	\$81.00

12-28-102-032-0000 | 20121201603480 | NTLUQV

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

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$64,800.00 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 FOR GREATER THAN \$64,800.00 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

Fannie Mae a/k/a Federal National Mortgage Association

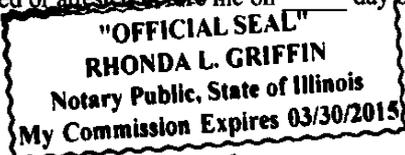
Katherine G. File
By

AS ATTORNEY IN FACT

STATE OF FL)
COUNTY OF COOK) SS

I, *Rhonda L. Griffin*, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that *Katherine 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 *December* day of *2012*.



Rhonda L. Griffin

NOTARY PUBLIC

My commission expires

3/30/2015

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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

MARKA GIZA
2563 WEST STREET
RIVER GROVE, IL 60131

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EXHIBIT A

LOT 1 (EXCEPT THE NORTH 37 FEET) AND THE NORTH 31 FEET OF LOT 2 IN FRANKLIN HEIGHTS 1ST ADDITION BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 IN TURNER PARK LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office