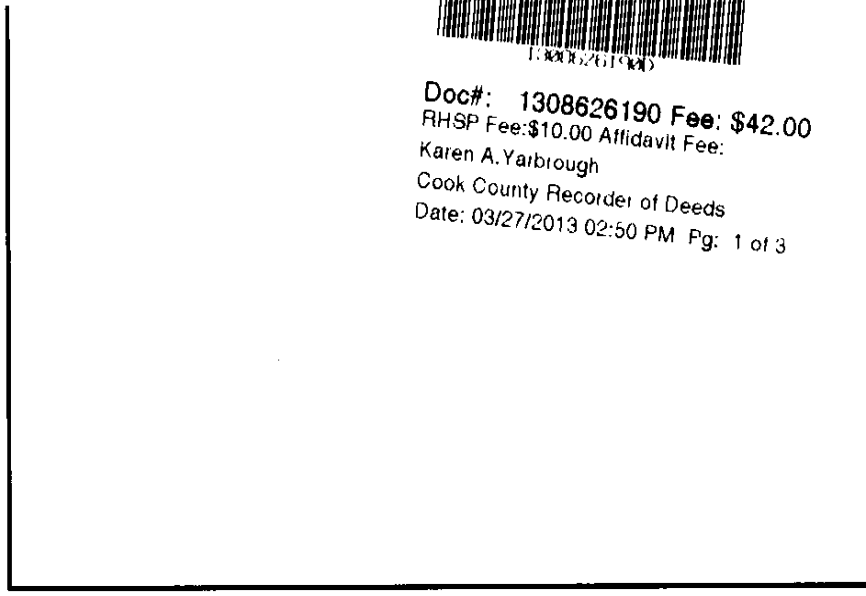




Doc#: 1308626190 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2013 02:50 PM Pg: 1 of 3

**SPECIAL
WARRANTY DEED**



THIS INDENTURE, made this 15 day of February 2013, between **Federal National Mortgage Association, GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Bogdan Klek, GRANTEE**, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$78,000.00** FOR A PERIOD OF **3** MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN **\$78,000.00** FOR A PERIOD OF **3** MONTH(S) FROM THE DATE OF THE RECORDING 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.

See Exhibit "A" attached hereto and made a part hereof

REAL ESTATE TRANSFER 03/14/2013



CHICAGO: \$487.50
CTA: \$195.00
TOTAL: \$682.50

20-02-303-021-0000 | 20130201601515 | 0TWNWB

REAL ESTATE TRANSFER



03/14/2013
COOK \$32.50
ILLINOIS \$65.00
TOTAL: \$97.50

20-02-303-021-0000 | 20130201601515 | BNCE4F

Handwritten signature and date: 3/27/13
F.A.S. Does 11/2002

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 15 day of February, 20 13

IMPRESS
CORPORATE SEAL
HERE

Federal National Mortgage Association

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

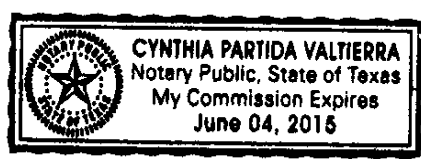
BY: 
Print Name: Jamey Davis

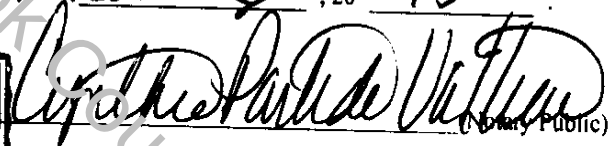
Attest: 
Print Name: Amanda Roberts

STATE OF TX, COUNTY OF Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Amanda Roberts, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of February, 20 13




(Notary Public)

Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:
RLB Realty Group, Inc. Bogdan Klek
170 N. Burton
Chicago, IL 60610

Name and Address of Taxpayer:
RLB Realty Group, Inc. Bogdan Klek
170 N. Burton
Chicago, IL 60610

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 20 IN BLOCK 1 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN THE SUBDIVISION BY THE EXECUTORS OF OF E.K. HUBBARD OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 20-02-303-021

Address of Real Estate: 4345 S. Berkley Avenue, Chicago, IL 60653

Property of Cook County Clerk's Office