



After Recording mail to:
Agnes Pogorzelski
7443 W Irving Park Rd
Suite 1W
Chicago, IL 60634

Doc#: 1309235038 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2013 12:13 PM Pg: 1 of 2

mail tax bills to:
Irena Szafranska
2521 N Thatcher Ave.
Unit 3H
River Grove, IL 60171

3800-2025
REO #C121M/C

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Irena Szafranska, individually, address: 3126 N. 77th Ave, Elmwood Park Illinois 60126, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT 2521-3H IN THATCHER WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED OCTOBER 22, 1979 AS DOCUMENT LR3126229, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



Commonly known as: 2521 N. Thatcher Ave, #3H, River Grove, IL 60171
Property Index No. 12-26-413-072-1026

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2012 2nd installment and 2013 year;
- (b) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document LR3126229 and any amendments thereto;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

REAL ESTATE TRANSFER		03/20/2013
	COOK	\$21.00
	ILLINOIS:	\$42.00
TOTAL:		\$63.00

9/12/13
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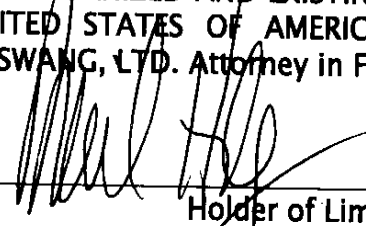
UNOFFICIAL COPY

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 14 day of March, 2013.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

VILLAGE OF RIVER GROVE
Property Inspection
 No 008076
 3/19/13 *K.M.*
 Approved


By: 
 Holder of Limited POA

THIS INSTRUMENT WAS PREPARED BY:
 Hauselman, Rappin & Olswang, Ltd.
 39 South LaSalle Street
 Chicago, Illinois 60603

STATE OF ILLINOIS
 COUNTY OF COOK

I, Mirela S Iosef, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of March, 2013.


 Notary Public

Prepared by:
 Hauselman, Rappin & Olswang, Ltd.
 39 S. LaSalle Street, Suite 1105
 Chicago, IL 60603
 (312) 372-2020

