

# UNOFFICIAL COPY



Doc#: 1309457552 Fee: \$42.00  
RHSP Fee:\$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/04/2013 02:11 PM Pg: 1 of 3

GIT (4-3)

40003663 1/2

MAIL TO:  
Demchenko Kashuba LLC  
2338 W Belmont Ave, 2nd Floor  
Chicago IL 60618

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 14 day of January, 2013, 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 **Nataliya Kasiyan (5025 W. Roscow St., Chicago 60641, 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**



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): **12-02-410-042-0000**

PROPERTY ADDRESS(ES): **338 Higgins Road Unit A, Park Ridge, IL, 60068**

REAL ESTATE TRANSFER	04/02/2013
 	COOK \$64.00
	ILLINOIS: \$128.00
	TOTAL: \$192.00



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 33008



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

Arthur M. File  
By

AS ATTORNEY IN FACT

STATE OF IL )  
  ) SS  
COUNTY OF COOK )

I, Brooke A. Conran, 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.

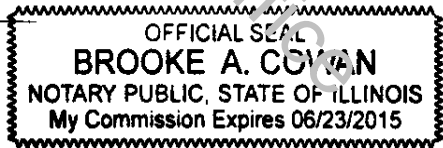
Signed or attested before me on 14 day of January, 2013.

Brooke A. Conran

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:

Nataliya Kasliyan  
5035 W. Roosevelt  
Chicago, IL 60641

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## EXHIBIT A

PARCEL 1: THAT PART LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE 32.50 FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE 22.63 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TOGETHER WITH THAT PART DESCRIBED AS BEGINNING AT THE NORTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE 19.35 FEET; THENCE SOUTHERLY 26.0 FEET TO A POINT ON A LINE 26 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE 14.58 FEET EASTERLY OF THE WEST LINE; THENCE WESTERLY ALONG SAID PARALLEL LINE 14.58 FEET TO THE WEST LINE; THENCE NORTH ALONG THE WEST LINE 26.44 FEET TO THE PLACE OF BEGINNING OF A TRACT DESCRIBED AS THAT PART OF LOTS 10, 11, 12 AND 13 LYING EAST OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF LOT 12, 11.46 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 12 TO A POINT ON THE NORTHEARLY LINE OF LOT 13, 3.96 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 13 AND LYING WEST OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF LOT 10, 17.19 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 10 TO A POINT ON THE NORTHERLY LINE OF LOT 11, 9.69 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 11 IN BLOCK 8 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 16459796 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.