



1312635104

PREPARED BY:
Codilis & Associates, P.C.
Tammy A. Geiss, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1312635104 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 11:56 AM Pg: 1 of 2

130297334340

MAIL TAX BILL TO:

Jan Bryniarski
5100 S. MASON
CHICAGO, IL 60638

MAIL RECORDED DEED TO:

Chris Koczmarek
5832 S. Archer Ave.
Linder Ave. Suite
Chicago, IL 60638

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of PO Box 650043 Dallas, TX 75265-, a corporation organized and existing under the laws of The United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Jan Bryniarski, of 5100 S. Mason Chicago, IL 60638-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 IN KEELER AVENUE AND 55TH STREET RESUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-10-417-004-0000
PROPERTY ADDRESS: 5411 S. Kildare Avenue, Chicago, IL 60632

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$114,000.00 FOR A PERIOD OF 3 MONTHS 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 \$114,000.00 FOR A PERIOD OF 3 MONTHS 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.

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

S Y
P 2
S N
SC Y
INT AB

UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this APR 16 2013

REAL ESTATE TRANSFER 04/22/2013



COOK	\$47.50
ILLINOIS:	\$95.00
TOTAL:	\$142.50

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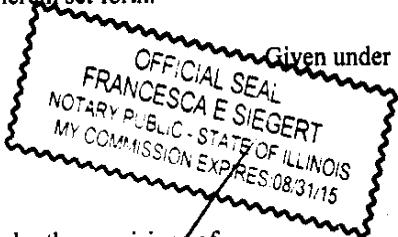
Federal National Mortgage Association

By: *Tammy A. Geiss*
Attorney in Fact

Tammy A. Geiss

STATE OF Illinois)
) SS.
 COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tammy A. Geiss Attorney in Fact for Federal National Mortgage Association, 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 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.



Given under my hand and notarial seal, this

APR 16 2013
Francesca E Siebert
 Notary Public
 My commission expires 8/31/15

Exempt under the provisions of _____ Date
 Section 4, of the Real Estate Transfer Act _____ Date
 Agent.

REAL ESTATE TRANSFER 04/22/2013



CHICAGO:	\$712.50
CTA:	\$285.00
TOTAL:	\$997.50

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