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13235460750

This Document Prepared By:

Fisher and Shapiro, LLC
200 N. LaSalle #2840
Chicago, IL 60601

Doc#: 1323546075 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2013 12:48 PM Pg: 1 of 4

After Recording Return To:

Krzysztof Lesny
6762 W. 89th Place
Oak Lawn, IL 60453

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of July, 2013, between METLIFE HOME LOANS, hereinafter ("Grantor"), and Krzysztof Lesny, whose mailing address is 6762 W. 89th Place, Oak Lawn, IL 60453, hereinafter, ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 3704 W Lexington St Unit 3, Chicago, IL 60624.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it 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, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on July 18, 2013:

4

PROPERTY NATIONAL TITLE

51010079
181
pocket

3

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GRANTOR:
**METLIFE HOME LOANS, By JPMorgan Chase
Bank, N.A. Its Attorney-In-Fact**

By: 

7/18/2013

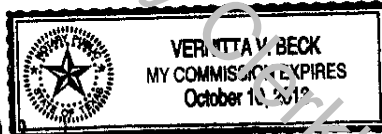
Name: **Ryan Yaites**
Title: **Vice President**

STATE OF Texas)
) SS
COUNTY OF Denton)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ryan Yaites, personally known to me to be the Vice President of **METLIFE HOME LOANS**, 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 V.P. signed and delivered the instrument as free and voluntary act, and as the free and voluntary act and deed of said V.P., for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of July, 2013



Commission expires _____, 20____
Notary Public Veronica V. Beck



SEND SUBSEQUENT TAX BILLS TO:
Krzysztof Lesny 6762 W. 89th Place, Oak Lawn, IL 60453

REAL ESTATE TRANSFER		07/31/2013
	CHICAGO:	\$157.50
	CTA:	\$63.00
	TOTAL:	\$220.50

16-14-307-040-1003 | 20130701606170 | R4TABA

REAL ESTATE TRANSFER		07/31/2013
	COOK	\$10.50
	ILLINOIS:	\$21.00
	TOTAL:	\$31.50

16-14-307-040-1003 | 20130701606170 | JQ2XHX

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Exhibit A Legal Description

UNIT 3 IN 3704 WEST LEXINGTON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 (EXCEPT THE EAST 24.41 FEET) AND THE EAST 24.41 FEET OF LOT 3 IN GOLDY'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0907610005 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-14-307-040-1003

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Exhibit B **Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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