

# UNOFFICIAL COPY



Doc#: 1326601134 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2013 02:48 PM Pg: 1 of 3

130346812627

MAIL TO: Tomasz Nowak  
ZBIGNIEW NOWAK  
5712 S. TRIPP AVE.  
Chicago, IL 60629  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 21 day of August, 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 **Zbigniew Nowak and Tomasz Nowak (5034 S Kilpatrick Ave, Chicago 60632, County of Cook, 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:

\* as joint tenants,

**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): 19-15-217-025-0000

PROPERTY ADDRESS(ES): 5712 South Tripp Avenue, Chicago, IL, 60629

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

SCV  
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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$127,200.00 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 \$127,200.00 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.

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

Katherine G. File  
By: Pierce & Associates, P.C.  
As Attorney in Fact

STATE OF IL )  
COUNTY OF COOK ) SS

KATHERINE G. FILE

I, BROOKE A. COVANN 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 21 day of August, 2013  
BROOKE A. COVANN

NOTARY PUBLIC  
Leh 23/13

My commission expires

This Instrument was prepared by  
Aaron Simmons/PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

TOMASZ NOWAK  
ZBIGNIEW NOWAK  
5712 S. KIPP AVE.  
Chicago, IL 60629

REAL ESTATE TRANSFER		08/27/2013
	COOK	\$53.00
	ILLINOIS:	\$106.00
	<b>TOTAL:</b>	<b>\$159.00</b>
19-15-217-025-0000   20130801605773   RMHF1P		

REAL ESTATE TRANSFER		08/27/2013
	CHICAGO:	\$795.00
	CTA:	\$318.00
	<b>TOTAL:</b>	<b>\$1,113.00</b>
19-15-217-025-0000   20130801605773   1T8HW9		

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## EXHIBIT A

LOT 16 IN BRYANT'S SUBDIVISION OF THE WEST ½ OF LOTS 6 AND 7 AND ALL OF LOTS 8, 9, AND 10 IN BLOCK 1 AND THE WEST ½ OF LOT 1, THE EAST ½ OF LOTS 4 AND 7, ALL OF LOTS 5, 8 AND 9 IN BLOCK 2 IN MANDELL'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1913 AS DOCUMENT 5235346, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office