

# UNOFFICIAL COPY



FIRST AMERICAN TITLE  
ORDER # 2438727

Doc#: 1328035035 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/07/2013 09:32 AM Pg: 1 of 3

MAIL TO: TAX BILLS:

MR. HORST HONTZSCH  
10830 KILPATRICK AVE. 3SE  
OAK LAWN, ILLINOIS 60453 - 5476

3800-2164  
REO #C121TWI

## 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 Horst Hontzsch, Individually, address: 10830 S Kilpatrick Ave, #3SE, Oak Lawn, IL 60453, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NO. 3 - "SE" IN 10830 KILPATRICK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHEAST 1/4 OF LOT 3 AND THE NORTH 40 FEET OF LOT 4 IN BLOCK 15 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 86183398, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as: 10830 S Kilpatrick Ave, #3SE, Oak Lawn, IL 60453  
Property Index No. 24-15-308-027-1012

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



- (a) general real estate taxes for 2013 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 86183398 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.

S Y  
P 3  
S N  
SC V  
INT

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER**  
  
**COOK ILLINOIS**  
02/10/2013  
24-15-308-027-1012 | 20130901601248 | 5LUQUR  
**TOTAL:** \$18.75  
\$37.50  
\$56.25

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

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 5<sup>th</sup> day of September, 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

By: [Signature]  
Holder of Limited POA

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 5<sup>th</sup> day of September, 2013.

[Signature]  
Notary Public

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



Village of Oak Lawn	Real Estate Transfer Tax	\$20	00946
Village of Oak Lawn	Real Estate Transfer Tax	\$100	01101
Village of Oak Lawn	Real Estate Transfer Tax	\$20	00945

Village of Oak Lawn  
Real Estate Transfer Tax  
\$50  
01559