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130366810959



MAIL TO:

Edward Bulcsik
2164 W. Giddings
Chicago IL 60621

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

Doc#: 1328318043 Fee: \$42.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2013 12:50 PM Pg: 1 of 3

THIS INDENTURE, made this 27 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 **Alex Kosny and Elizabeth Kosny* (840 Carlow Drive, Des Plaines 60016, 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 RELEASE, 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 thereuntoer 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.

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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): 13-12-212-026-1018/1039

PROPERTY ADDRESS(ES): 2545 West Catalpa Avenue Unit 3-C, Chicago, IL, 60625
and P-B

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Suite 2000
Chicago, IL 60606-1000

REAL ESTATE TRANSFER		09/18/2013	
	COOK		\$92.25
	ILLINOIS:		\$184.50
	TOTAL:		\$276.75

13-12-212-026-1018 | 20130801606714 | 6RBB4E

REAL ESTATE TRANSFER		09/18/2013	
	CHICAGO:		\$1,383.75
	CTA:		\$553.50
	TOTAL:		\$1,937.25

13-12-212-026-1018 | 20130801606714 | 41A3AG

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$221,100.00 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 \$221,100.00 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

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

STATE OF IL)
COUNTY OF COOK) SS

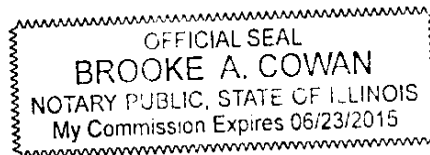
I, Brooke A. Cowan the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) 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 27 day of August, 2013.
Brooke A. Cowan

NOTARY PUBLIC

My commission expires 6/23/15

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:
Alex + Elizabeth Kishy
840 CARLOW DR
Des Plaines, IL 60016

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 13-12-212-026-1018 & -1039

Property Address:

2545 W. Catalpa Ave., Units 3-C and P-6
Chicago, IL 60625

Legal Description:

Unit Nos. 3-C and P-6, together with ~~the~~^{its} undivided percentage interest in the common elements, in the Catalpa Terrace Condominiums, as delineated and defined in the Declaration recorded December 27, 2003 as Document No. 0335639103, in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office