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PREPARED BY:

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

MAIL TAX BILL TO:

Leszek Stachulak 5233 S. Neva Chicago, IL 60638-

Doc#: 1423222055 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/20/2014 11:21 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Michael Laird 6808 W. Archer Ave. Chicago, IL 60638-

SPECIAL WARRANTY DEED



THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the I ws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand pa d, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Leszek Stachulak, of 5233 S. Neva Chicago, IL 60638, all integes in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 12 1/2 FEET OF LOT 22 AND THE SOUTH 1/2 OF LOT 23 IN BLOCK 54 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO GARFIELD RIDGE, BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD (EXCFIT THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN), AND ALSO THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING FAST OF SAID RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-17-203-040-0000

PROPERTY ADDRESS: 5536 S. Menard Avenue, Chicago, IL 60638

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.

	-2014
COUNTY:	43.25
ILLINOIS:	86.50
TOTAL:	29.75

19-17-203-040-0000 | 20140801619958 | 0-641-620-096



 CHICAGO:
 648.75

 CTA:
 259.50

 TOTAL:
 908.25

 19-17-203-040-0000
 20140801619958
 0-849-426-560

Special Warranty Deed: Page 1 of 2

1423222055 Page: 2 of 2

Special Warranty Deed - Continued NOFFICIAL COPY

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$103,800.00 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 \$103,800.00 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.

Dated this	AUG - 7 2014		_
	O CAN		
		2	Fannie Mae A/K/A Federal National Mortgage Association
		C	By: Codilis & Associates, P.C., its Attorney in Fact
STATE OF	ILLINOIS) 0/	$\int_{-\infty}^{\infty} \int_{-\infty}^{\infty} \int_{-\infty}^{\infty$
COUNTY OF	DUPATRE) ss. T	Jenhifer Hayes
Je known to me to	be the same person(s) w	ttorney in Fact for Fannic hose name(s) is/a re s ubsc	sa'd County, in the State aforesaid, do hereby certify that it is Mr.e A/K/A Federal National Mortgage Association, personally cribed to the foregoing instrument, appeared before me this day invered the said instrument, as his/her/their free and voluntary act, for
	poses therein set forth.	,g,	C/
	Give	n under my hand and nota	arial seal, this 1.01 7 2014
			January 32
			Notary Public My commission expires: 12/14/15
Exempt under th	e provisions of		
•	Real Estate Transfer Act Age		OFFICIAL SEAL ANNA MARIE RUBEN NOTARY PUBLIC - STATE OF ILLINOIS
			MY COMMISSION EXPIRES:12/14/7.