

# UNOFFICIAL COPY



Doc#: 1426056015 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2014 08:37 AM Pg: 1 of 4

Commitment Number: 3271760  
Seller's Loan Number: 1702496728

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

Mail Tax Statements To: **TOMASZ J KOKOCINSKI 5820 W IRVING PARK CHICAGO  
IL 60634**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
20-15-120-013**

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## SPECIAL WARRANTY DEED

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$40,000.00 (Forty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **TOMASZ J KOKOCINSKI**, hereinafter grantee, whose tax mailing address is **5820 W IRVING PARK CHICAGO IL 60634**, the following real property:

**All that certain parcel of land situated in the City of Chicago, County of Cook, State of Illinois, being known and designated as follows: Lot 11 in Butter's Resubdivision of Lots 12, 13, 14, 15 and 16 in Hambleton's Subdivision and Subdivision of Butter's 2 acres, being part of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.  
Property Address is: 5841 S WABASH AVE CHICAGO IL 60637**

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Seller 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 seller acquired title.

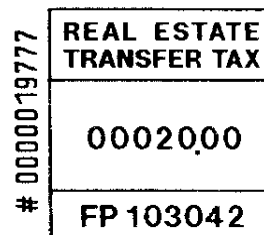
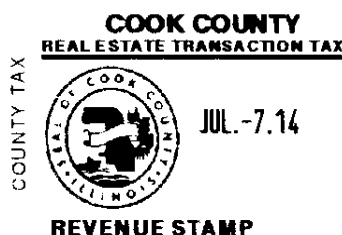
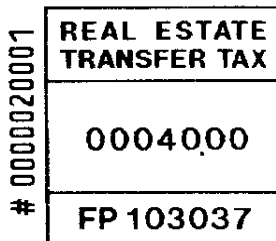
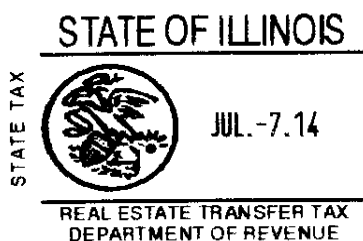
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1318444063**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$48,000.00 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 \$48,000.00 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.



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Executed by the undersigned on 7-2, 2014:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: **ServiceLink, A Division of Chicago Title Insurance Company, its Attorney In Fact**

By: \_\_\_\_\_

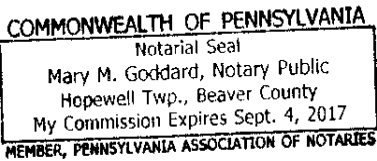
Name: Cheri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 10/24/2011 at Document Number: 1129747007.

STATE OF Pennsylvania  
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of July, 2014, by Cheri Springer AVP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.



Mary M. Goddard  
NOTARY PUBLIC  
My Commission Expires 9-4-17

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

City of Chicago  
Dept. of Finance  
**669976**



Real Estate  
Transfer  
Stamp

Buyer, Seller or Representative

7/7/2014 15:50  
dr00764

**\$420.00**

Batch 8,425,272

# UNOFFICIAL COPY

## Plat Act Affidavit

STATE OF Pennsylvania )

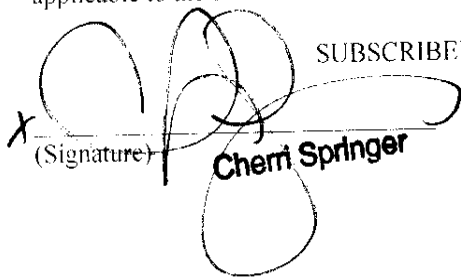
DOCUMENT NUMBER \_\_\_\_\_

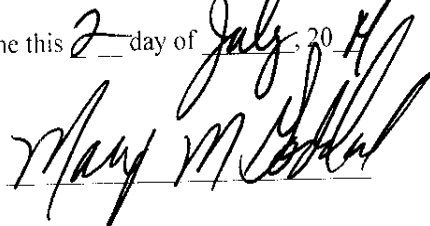
COUNTY OF ALLEGHENY ) SS

I, (Name) Cherri Springer / Servant being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 5841 S WABASH AVE CHICAGO IL 60637, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

x  (Signature) Cherri Springer

SUBSCRIBED and SWORN to before me this 2 day of July, 2017  
NOTARY:  (seal)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES