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Doc#: 1510001012 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2015 09:46 AM Pg: 1 of 2

140297347424
PREPARED BY:
Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:
Jason Zagraniczny and Casey Zagraniczny
3 Clearview Ct.
Lemont, IL 60439

MAIL RECORDED NEED TO:
Zbigniew Kois
7163 W. 84th St.
Burbank, IL 60457

SPECIAL WARRANTY DEED

5/5

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 laws of United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Jason Zagraniczny and Casey Zagraniczny, of 3 Clearview Ct Lemont, IL 60439- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 15 IN BLOCK 2 IN FLOSSMOOR TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 28-34-413-001-0000
PROPERTY ADDRESS: 4355 181st St., Country Club Hills, IL 60478

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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$60,060.00 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 \$60,060.00 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.

Attorneys' Title Guaranty Fund, Inc.
18 W. ... S11 2400
Chicago, IL 60606-4650
Attn: Search Department

Special Warranty Deed: Page

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Special Warranty Deed - Continued

Dated this MAR 03 2015

Fannie Mae A/K/A Federal National Mortgage Association

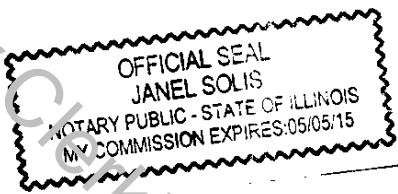
By: [Signature]
Codilis & Associates, P.C., its Attorney in Fact
Jennifer Hayes

STATE OF Illinois)
) SS.
COUNTY OF Dupage)

I, Jennifer Hayes the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that [Signature] Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 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.

Given under my hand and notarial seal, this MAR 03 2015
[Signature]
Notary Public
My commission expires: _____

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent. _____



15-079 NO.
~~200~~ 250²⁵

REAL ESTATE TRANSFER TAX		06-Apr-2015
COUNTY:		25.25
ILLINOIS:		50.50
TOTAL:		75.75

28-34-413-001-0000 | 20150301674073 | 0-852-302-208