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SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association



Doc#: 1513142023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2015 08:54 AM Pg: 1 of 4

15ST615550777RMAH 16

A corporation created and existing by virtue of the laws of the State of USA, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 2nd day of April, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

CT

Grzysztof Salabaj, 3749 Tetany Road, Northbrook, IL 60062

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 20-31-4-9-051-0000

ADDRESS OF REAL ESTATE 8540 South Hermitage, Chicago, IL 60620

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year written above.

UNDER PROVISIONS OF
SECTION 4,
FACT.
43015

Fannie Mae AKA Federal National Mortgage Association
by Stuart M. Kessler P.C., its Attorney-in-fact

STATE OF IL

COUNTY OF Cook

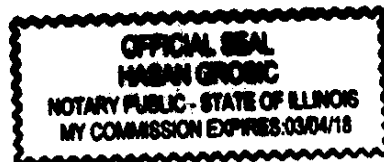
I, Hasan Grobic, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stuart M. Kessler personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and executed said instrument, pursuant to authority given by the grantor, as his/her free and voluntary act.

Given under my hand and official seal, this 2 day of April, 2015

Commission expires _____, 20

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



Box 333-CT

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LEGAL DESCRIPTION

LOT 36 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOT 37 IN BLOCK 4 IN FRANK N. GAGE'S ADDITION TO ENGLEWOOD HEIGHTS, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (EXCEPT THE WEST 20 ACRES THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


8540 South Hermitage
Chicago, IL 60620



Mail to:

D.G. Lauer
1424 W. Division
Chicago, IL 60642

Send Subsequent Tax Bills To:

Krzysztof Salabaj
3749 Teahy Road
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		04-May-2015
	CHICAGO:	243.75
	CTA:	97.50
	TOTAL:	341.25
20-31-419-051-0000 20150401674955 1-867-347-328		

REAL ESTATE TRANSFER TAX		04-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-31-419-051-0000 20150401674955 0-021-788-032		

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DEED RESTRICTION

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$39,000.00 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 \$39,000.00 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.

8540 South Hermitage
Chicago, IL 60620

Property of Cook County Clerk's Office


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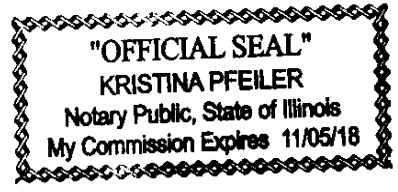
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

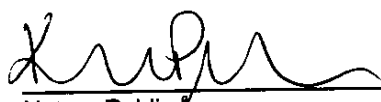
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 4, 2015


Signature
Jennifer Cavka
Print Name




Subscribed and sworn to before me this 4 of May, 2015.

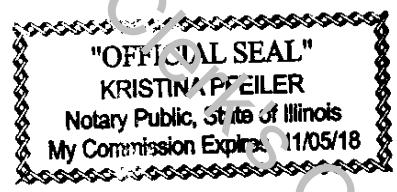

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

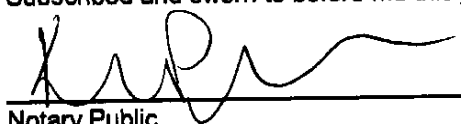
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Dated: May 4, 2015


Signature
Jennifer Cavka
Print Name



Subscribed and sworn to before me this 4 of May, 2015.


Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.