## **UNOFFICIAL COPY**

PREPARED BY:

Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd.

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Miroslaw Ziaja 33 W. Sandpiper Lane Lake Forest, IL 60045

MAIL RECORDED DEED TO: Joseph LaZara - 7246 W. Touhy Avenue Chicago, IL 60631-4327 Doc#. 1628608067 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/12/2016 09:52 AM Pg: 1 of 2

Dec ID 20160901663077

ST/CO Stamp 1-475-401-536 ST Tax \$43.50 CO Tax \$21.75

City Stamp 1-838-602-048 City Tax: \$456.75

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Fer'eral National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of the 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) Miroslaw Ziaja, of 33 W. Sandpiper Lane Lake Forest, IL 60045, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 38 IN BLOCK 13 IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 37 NORTH, MANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 25-20-312-023-0000** 

PROPERTY ADDRESS: 11606 S. Throop Street, Chicago, IL 60643

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it his 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; walnage 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 SACES PRICE OF GREATER THAN \$51,840.00 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 \$51,840.00 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. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Spe

Attn:Search Department

Special Warranty Deed: Page 1 of 2

## Special Warranty Deed - Continued NOFFICIAL COPY

Dated this	SEP 2 2 2016	<del>_</del>
		Fannie Mae A/K/A Federal National Mortgage Association Brian Tracy
		Ву:
STATE OF Illi	nois O	Codills & Associates, F.C., its Attorney in Fact
<del></del>	) SS.	
<del></del>	OuPage )	
known to me to be person, and ackno	Att my in Fact for l	for said County, in the State aforesaid, do hereby certify that Fannie Mae A/K/A Federal National Mortgage Association, personally subscribed to the foregoing instrument, appeared before me this day in delivered the said instrument, as his/her/their free and voluntary act, for SEP 2 2 2016  SEP 2 2 2016  Notary Public  My commission expires:
Exempt under the Section 4, of the R	provisions of  Real Estate Transfer ActDateAgent.	OFFICIAL SEAL  JESSICA LEE STEVENS  NOTARY PINAL'S - STATE OF ILLINOIS  MY COMMISSICAL EXPIRES:04/21/20