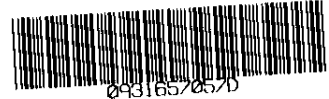


UNOFFICIAL COPY



Doc#: 0931657057 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/12/2009 11:36 AM Pg: 1 of 4

(10-27-09)

4393888 1/2 ss

SPECIAL WARRANTY DEED

REC CASE NO: C08P838

tenants By Entirety

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOC., a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor"), to **Muhammad F. Siddiqi and Atiya Siddiqi** ("Grantee"), and to Grantee's heirs and assigns.

x husband and wife, not as tenants in common nor as joint tenants but as tenants by the entirety

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

1233 Roselle Rd., Schaumburg, IL 60193

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2).

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

15676

\$368.00

UNOFFICIAL COPY

LOT 13 IN BLOCK 7 IN BRANIGAR'S MEADOW KNOLLS. A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1233 Rosell Road
Schaumburg, IL 60193

P.I.N.: 07-34-213-013

Prepared By: Michael J. Simmons
Fannie Mae
International Plaza II
14421 Dallas Parkway, Ste. 1000
Dallas, TX 75254-2916

After Recording, Mail to: Mr. Gerardo Badiano
Attorney at Law
20063 Rand Road
Palatine, IL 60074

Tax bills to: Muhammad F. Siddiqi
1233 Rosell Rd
Schaumburg, IL 60193

EXHIBIT A

UNOFFICIAL COPY

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.

Dated Sept. 25, 2009 Signature: *Neil Allen Smith*
Grantor or Agent

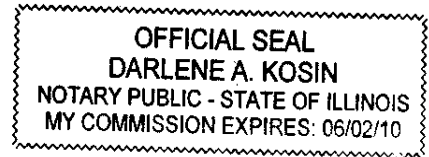
Subscribed and sworn to before me by the

said _____

this 25 day of SEPT

2009

Darlene A. Kosin
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.

Dated Sept. 25, 2009 Signature: *Neil Allen Smith*
Grantee or Agent

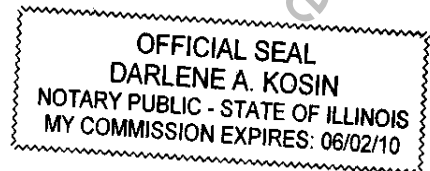
Subscribed and sworn to before me by the

said _____

this 25 day of SEPT

2009

Darlene A. Kosin
Notary Public



NOTE: Any Persons 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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}