

# UNOFFICIAL COPY



Doc#: 1019440070 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2010 12:04 PM Pg: 1 of 4

SPECIAL WARRANTY DEED  
REO CASE No: C0910SQ

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), ~~Bharat Patel and Dipika Patel, as Joint Tenants~~ ("Grantee") of 1840 Huntington Blvd, Schaumburg, IL  
\* HUSBAND AND WIFE, 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, but without recourse, representation or warranty, except as expressed 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"):

*Hoffman Estates*  
1840 Huntington Blvd., Schaumburg, IL 60195

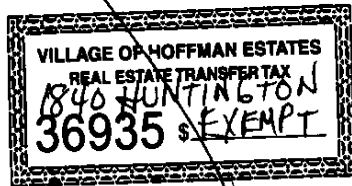
See Legal Description attached hereto and made a part hereof

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).


*FIRST AMERICAN TITLE*  
*1840 HUNTINGTON*  
*10 of 1*




PIN: 07-08-101-026-1092  
07-08-101-026-1252

S Y  
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STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000007696	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL.-7.10		0004650
	<b>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</b>		<b>FP 103027</b>

COUNTY TAX	<b>COOK COUNTY REAL ESTATE TRANSACTION TAX</b>	# 0000007704	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL.-7.10		0002325
	<b>REVENUE STAMP</b>		<b>FP 103028</b>

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June 29, 2010

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

Fisher and Shapiro, LLC its attorney in fact

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, Malgorzata Rejment a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this 29th Day of June, 2010.

\_\_\_\_\_  
Notary Public



Mail Recorded Deed and  
Future Tax Bills to:

Bharat Patel and Dipika Patel  
1840 Huntington Blvd.  
Schaumburg, IL 60195

Hoffman Estates

This document was prepared by:

Fisher and Shapiro, LLC

200 N. LaSalle Street, Suite 2840  
Chicago, IL 60601

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## LEGAL DESCRIPTION

UNIT NUMBER(S) 1840-BW105 AND PB34 IN THE TWELVE OAKS AT MORNINGSIDE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR TWELVE OAKS AT MORNINGSIDE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON SEPTEMBER 27, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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