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PREPARED BY:

Codilis & Associates, P.C. Tammy A. Geiss, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO: Abdul H Bhatti #F-311 8905 KNIGHT CND DES DIQUIDOS, ILLANICO

MAIL RECORDED DEED TO:

Azam Nizamuddin 1400 E. Touhy Ave St. 267 Des Plaines, IL 60018 Doc#: 1223442049 Fee: \$40,00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 08/21/2012 09:30 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association, of PO Box 650043 Dallas, TX 75265-, 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) Abdul H Bhatti, of 3701 Greenleaf Skokie, IL 60076-, all interest in the following described real estate situated in the County of Cook,

State of Illinois, to wit:

UNIT NUMBER 311, IN THE BALLARD POINT CONDOMIN'UM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF SECTION 14 AND PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25261198 AND FILED AS DOCUMENT LR3133750, TOGETHER WITH ITS RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON LEMENTS, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 09-14-308-016-1406** 

PROPERTY ADDRESS: 8905 Knight Avenue Unit # F-311, Des Plaines, IL 60016

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 tine and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; are longe ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

09-14-308-016-1406 | 20120701606315 | G88X53

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.

City of Dea Plaines

P 2 S V SC V INT

Special Warranty Deed: Page 1 of 2

## **UNOFFICIAL COPY**

Special Warranty Deed - Continued

Dated this	23,2012		
000	By:	Federal National Mortgage A	Association
STATE OF Illinois	) SS.	Brian Tracy	
COUNTY OF DuPage	O.x		
same person(s) whose name(s) is	Notary Public in and for said C Attorney in Fac for Federal Nations/ s/are subscribed to the foregoing it ed, sealed and delivered the said instru-	onal Mortgage Association, personally instrument, appeared before me thument, as his/her/their free and volunt	y known to me to be the his day in person, and
		another	
		Notary Power of the Notary	nplic 19 14 12
Exempt under the provisions of Section 4, of the Real Estate Transf	er ActDate Agent.	OFF, SIAL SEAL ANNA MAR'E RUBEN NOTARY PUBLIC - STATE OF ILLI MY COMMISSION EXP'(ES:: 2/1	INOIS 44/15