

# UNOFFICIAL COPY

R4412540<sup>213</sup>  
(RQ)



Doc#: 1228557195 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/11/2012 01:38 PM Pg: 1 of 3

GIT (10-10)

MAIL TO:

MIAN GHAFAR  
8823 Austin Ave  
Morton Grove, IL 60053

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 17 day of September 2012, between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Mian Ghaffar and Mian Qamar**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook**, and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **10-17-424-044-0000**

PROPERTY ADDRESS(ES):

**8823 Austin Avenue, Morton Grove, IL, 60053**

# UNOFFICIAL COPY

Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File  
By

AS ATTORNEY IN FACT

STATE OF IL )  
COUNTY OF COOK ) SS

I, BROOKE A. COWAN the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that KATHERINE G. FILE, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 17 day of September, 2012.

BROOKE A. COWAN  
NOTARY PUBLIC

My commission expires



12/13/15  
"OFFICIAL SEAL"  
BROOKE A. COWAN  
Notary Public, State of Illinois  
My Commission Expires 06/23/2015

This Instrument was prepared by Carol Ritchie  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602

EXEMPT-PURSUANT TO SECTION 1-11.3  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 07851 DATE 9-28-12  
ADDRESS 8823 Austin  
(VOID IF DIFFERENT FROM DEED)  
BY J. Sheehan

PLEASE SEND SUBSEQUENT TAX BILLS TO: +  
NIAN CHAFFAR *grantees address*  
8823 Austin Ave  
Morton Grove, IL 60053

REAL ESTATE TRANSFER		10/02/2012
	COOK	\$91.25
	ILLINOIS:	\$182.50
	TOTAL:	\$273.75

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: THE NORTH 15 FEET OF LOT 26 AND ALL OF LOT 27 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 IN BLOCK 1 AND LOTS 22 TO 38 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION IN THE EAST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS. PARCEL 2: THE EAST HALF OF VACATED 16 FOOT ALLEY LYING WEST AND ADJOINING PARCEL 1 SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

Property of Cook County Clerk's Office