

# UNOFFICIAL COPY



Doc#: 1305033066 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2013 11:22 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER #

2360107

3800-1852

REO #C120Z7G

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Farzad Mashayek, individually, address: 575 Comstock Ave., Elmhurst, IL 60126, GRANTEE(S), all of the following described premises situated in Will County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-22-301-070-1327 + 17-22-301-070-1599  
Commonly known as 1720 S. Michigan Ave., #2506, Chicago, IL 60616

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2012 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;
- (c) rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER 02/08/2013



CHICAGO: \$1,863.75  
CTA: \$745.50  
TOTAL: \$2,609.25

17-22-301-070-1327 | 20130101605484 | 87RR9J

REAL ESTATE TRANSFER 02/08/2013



COOK \$124.25  
ILLINOIS: \$248.50  
TOTAL: \$372.75

17-22-301-070-1327 | 20130101605484 | QW3NGL

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And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and,
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has signed these presents on its behalf, this 6<sup>th</sup> day of February, 2013.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA by HAUSELMAN, RAPPIN & OLSWANG, LTD. Attorney in Fact

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

Holder of Limited POA

THIS INSTRUMENT WAS PREPARED BY:

Hauselman, Rappin & Olswang, Ltd.  
39 South LaSalle Street  
Chicago, Illinois 60603

SELLER IS EXEMPT FROM PAYMENT OF STATE TAXES AND TAX STAMO ON DEEDS PURSUANT TO 12 U.S.C. 1723a(c)(2).

## UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

I, Denise Diaz, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Samuel R. Hauselman, personally known to me to be the officer of HAUSELMAN, RAPPIN & OLSWANG, LTD. holder of Limited Power of Attorney to execute documents from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6<sup>th</sup> day of February, 2013.

Denise Diaz  
Notary Public

Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
39 S. LaSalle Street, Suite 1105  
Chicago, IL 60603  
(312) 372-2020

After recording return to:  
James H. Miller, JR Esq.  
641 W. Lake #400  
Chicago, IL 60661



mail tax bill to:  
Farzad Meshkini  
2025 S. Indiana Ave  
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Chicago, IL 60616