### **UNOFFICIAL COPY**

ist AMERICAN TITLE order # 2435820

SPECIAL WARRANTY DEED REO CASE No: **C1308BH** 



Doc#: 1425922024 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/16/2014 09:22 AM Pg: 1 of 4

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, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), Faisal Hanif, ("G'antee").

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"):

1714 Freedom Ct, Mount Prospect, IL 60056 PIN#03-25-310-039-0000

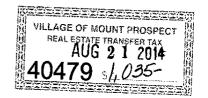
Subject to: Taxes for year 2013 and subsequent years

### 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).

REAL ESTATE TRANSFER TAX			05-Sep-2014
	Pan	COUNTY:	0.00
		ILLINOIS:	0.00
March 1	V. 1997	TOTAL:	0.00
03-25-310	0-039-0000	20140801623548	1-775-879-296



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# **UNOFFICIAL COPY**

August 22, 2014

	Fannie Mae a/k/a Federal National Mortgage Association
	$\sim$
	By <b>Jim DeMars</b> , Fisher and Shapiro, LLC Its Attorney in Fact
STATE OF Illinois	)
COUNTY OF Cook	) SS )
certify that Jim DeMan subscribed in the lored acknowledged that he/she Given under my hand and	otary Public in and for the County in the State aforesaid, do hereby its, personally known to me to be the same person whose name is soing instrument, appeared before me this day in person and exigned the said instrument for the uses and purposes therein set forth. official seal this August 22, 2014
Faisal Hanif 1714 Freedom Ct Mount Prospect, IL 60056	"OFFIC AL SEAL"  ANNE E ROBIRS ON  NOTARY PUBLIC, STATE OF HAINOIS  My Commission Expires Jul. 12, 2017
This document was prepared by: Fisher and Shapiro, LLC 200 N. LaSalle Street, Suite 284 Chicago, IL 60601	
	Exempt under provisions of Paragraph B Section 31-45, Real Estate Transfer Tax Act. Date 8-22-204  Buyer, Seller, or Representative

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## **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

LOT 39 IN BRENTWOOD, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1987 AS DOCUMENT 87399136, IN COOK COUNTY, ILLINOIS.



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First American Title Insurance Company 27775 Diehl Road Warrenville, IL 60555

#### **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 authorized to do business or acquire and hold title to rea	a natural person, an Illinois corporation or foreign corporation al estate in Illinois, a partnership authorized to do business or
acquire and hold title to real estate in Illinois, or other en	ntity recognized as a person and authorized to do business or
acquire title to real estate under the laws of the State of	Illinois.
Dated 08/25/2014	Signature
<b>7</b> 0-	Grantor or Agent
0,	
	¿ · · · · · · · · · · · · · · · · · · ·
	OFFICIAL SEAL
Subscribed and swarm to before me half-said Agent	S MIKOSAI EC COO.
Subscribed and sworn to before me by tire said Agent this 25th day of August	affiant NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPRESS ATTENDED
ddy of magac	
Notary Public	
' OZ	
$\tau$	
The grantee or his agent affirms and verifies that the na	me crttle grantee shown on the deed or assignment of beneficial
interest in a land trust is either a natural person, an Illino	ois corpuration or foreign corporation authorized to do business
or acquire and noid title to real estate in Illinois, a partner	ership authorized to do business or acquire and hold title to real
estate under the laws of the State of Illinois.	and authorize 1 to do business or acquire and hold title to real
estate dilaci die laws of the state of fillinois.	$\Omega(\mathcal{L})$
Dated 08/25/2014	Signature
	Gran'tor or Agent
	Grantoff Agent
	' (2)
	U/Sc.
Subscribed and sworn to before me by the said Agent	affiant
this 25th day of August	affiant
Notary Public A h	C
Hotaly I delic	
Note: Any person who knowingly submits a false statem	ent concerning the identity of the 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 or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois

OF:

M ROSALES SUSA NOTARY PUBLIC - MATE OF ILLINOIS MY COMMISSION EXPIRES:0702/18

Real Estate Transfer Tax Act.)