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Doc#: 1512419131 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2015 02:25 PM Pg: 1 of 2

MAIL TAX
STATEMENT TO:
Shamkant Shirsat
& Sandra Guzman
10957 W Roosevelt Rd
Westchester IL 60154

SPECIAL WARRANTY DEED- Joint Tenants REO Case No: C100QDS

The Grantor, **Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043** organized and existing under the laws of the **United States of America**, for and in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)** and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said Organization, conveys and grants to **Shamkant Shirsat, a married person and Sandra Guzman, a single person, not as tenants in common but as Joint Tenants, 28 Cambridge Dr., Oak Brook, IL 60523**, the following described premises:

Lots 19 and 20 in William Zelosky's High Ridge Park, a subdivision in the Northwest 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 15-20-104-053-0000

Note: For informational purposes only, the land is commonly known as:
10957 W. Roosevelt Rd., Westchester, IL 60154

The warranties given herein are limited to the acts of the Grantor. Subject to easements, reservations and restrictions, if any, of record. Subject to all general unpaid real estate taxes.

Grantee accepts conveyance of the premises in "as is" condition and acknowledges that Grantor has made no representation, warranties or guarantees as to the condition of said premises.

CCRD REVIEWER 

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Dated: April 23rd, 2015

Fannie Mae A/K/A Federal National Mortgage Association

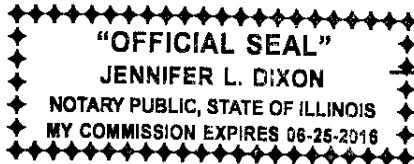
By: Heavner, Beyers & Mihar, LLC as Attorney-in-Fact

By: Richard L. Heavner
Its: Managing Member

STATE OF ILLINOIS)
COUNTY OF Macon) SS.

I, Jennifer L. Dixon, a Notary Public in and for said County, DO HEREBY CERTIFY that Richard C. Heavner as Managing Member of Heavner, Beyers & Mihar, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, being thereunto authorized, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of April, A.D., 2015.



Jennifer L. Dixon
Notary Public

DOCUMENTARY STAMP	
"exempt under provisions of Paragraph "b", Section 31-45, Property Tax Code (37 ILCS 200/31-45)."	
<u>4/23/15</u>	<u>Richard L. Heavner</u>
Date	Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Richard L. Heavner of Heavner, Beyers & Mihar, LLC, Attorneys
145 South Water Street, Decatur, IL 62523 Phone: (217) 422-1719

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
MAF 4-22-15