

# UNOFFICIAL COPY

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**PREPARED BY:**  
Codilis & Associates, P.C.  
Brian P. Tracy, Esq.  
45W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**  
Ajay Patel and Hemal Patel  
1867 Krowka Drive  
Des Plaines, IL 60018

**MAIL RECORDED DEED TO:**  
same

1/2



Doc#: 1612019143 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2016 01:30 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, 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) Ajay Patel and Hemal Patel, husband and wife \* of 1867 N. California Ave #3N Chicago, IL 60618, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

\* as tenants by the entirety  
LOT 17 IN MAPLEWOOD CHASE SUBDIVISION, RECORDED SEPTEMBER 25, 1998 AS DOCUMENT NUMBER 98863858, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 09-33-120-017-0000  
**PROPERTY ADDRESS:** 1867 Krowka Drive, Des Plaines, IL 60018

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

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

Alle Olen 3-30-16  
City of Des Plaines

S / Y  
P / 2  
S / N  
SC / Y  
INT. /

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

REAL ESTATE TRANSFER TAX		07-Apr-2016
COUNTY:	200.00	
ILLINOIS:	400.00	
<b>TOTAL:</b>	<b>600.00</b>	

09-33-120-017-0000 | 20160301683319 | 0-938-184-256

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Special Warranty Deed - *Continued*

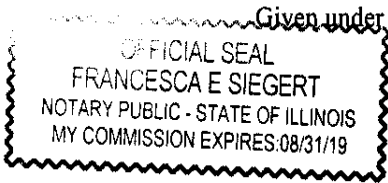
Dated this 3/23/14

Fannie Mae A/K/A Federal National Mortgage Association

By: *[Signature]* Matthew J. Rosenberg  
Codings & Associates, P.C., its Attorney in Fact

STATE OF Illinois )  
COUNTY OF DuPage ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, 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 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.



Given under my hand and notarial seal, this 3/23/14

*[Signature]*  
Notary Public  
My commission expires: 8/31/19

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

PROPERTY OF COOK COUNTY CLERK'S OFFICE