

0216016046 1 of 2

Doc#: 1634918011 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2016 09:35 AM Pg: 1 of 2

After Recording Mail To:
Faisal Khan and Fatah Syed
7319 N Karlov Avenue, Lincolnwood, Illinois, 60712

SEND SUBSEQUENT TAX BILLS TO:
Faisal Khan and Fatah Syed
7319 N Karlov Avenue, Lincolnwood, Illinois, 60712

This instrument was prepared by:
Boiko & Osimani, P.C.
3447 N. Lincoln Ave., Chicago, Illinois 60657
Phone # 773-296-6100

Dec ID 20161101682562
ST/CO Stamp 0-517-777-600

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SPECIAL WARRANTY DEED
(Illinois)

THIS AGREEMENT, made this 15th day of November, 2016, between **Fannie Mae A/K/A Federal National Mortgage Association**, whose address is **Fannie Mae, P.O. Box 650043, Dallas, Texas, 75265-0043**, created and existing under and by virtue of 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 **Faisal Khan and Fatah Syed, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON**, whose address is **7319 N Karlov Avenue, Lincolnwood, Illinois, 60712**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration 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, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 44 (EXCEPT THE SOUTH 6 FEET THEREOF) AND THE SOUTH 18 FEET OF LOT 43 IN KRENN AND DATO'S CRAWFORD-CHASE " L" SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: **10-27-422-034-000**
Address of the Real Estate: **7319 N Karlov Avenue, Lincolnwood, Illinois, 60712**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND** as to matters of title.

FIDELITY NATIONAL TITLE

0216016046

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association by its Attorney in Fact Boiko & Osimani, P.C.

By _____

Print Name: **Ronald S. Osimani**

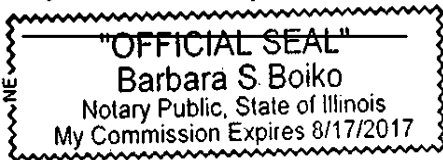
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, **Barbara S. Boiko**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald S. Osimani**, 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 severally acknowledged that as such **Ronald S. Osimani**, of **Boiko & Osimani, P.C.**, Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 15th day of November, 2016.

Notary Public

My Commission Expires:



AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph B"
Section 31-45; Real Estate Transfer Tax Act
11/15/2016
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		12-Dec-2016	
COUNTY:	0.00		
ILLINOIS:	0.00		
TOTAL:	0.00		
10-27-422-034-0000	20161101682562	0-517-777-600	