

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

06-Mar-2017



COUNTY: 127.50  
ILLINOIS: 255.00  
TOTAL: 382.50

10-34-210-065-0000

20170301619533

0-205-990-592



\*17066340000\*

Doc# 1706634000 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 09:16 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**

FILE # 2768896

3800-4383

REO # C160722

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 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, 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 Mehreen Bukhari and Syed A. Rahman, address: 7314 N. Lowell Ave., Lincolnwood, Illinois 60712, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

*\* wife and husband as tenants by entirety*

PARCEL 1: THAT PART OF LOTS 30 TO 37, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLEN AND WEBER'S KENILWORTH SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 25 FEET OF THE WEST 75.33 FEET OF SAID TRACT, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT, THROUGH A POINT IN SAID WEST LINE 63 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED MAY 18, 1960 AND RECORDED NOVEMBER 29, 1960 AS DOCUMENT NUMBER 18027368, ALSO AS INCORPORATED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED DECEMBER 11, 1985 AS DOCUMENT NUMBER 85318933 AND CREATED BY DEED FROM COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 18, 1960 AND KNOWN AS TRUST NUMBER 9837 TO DANIEL E. MAGNER, RECORDED AS DOCUMENT NUMBER 87009895, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7025 N Tripp Avenue, Lincolnwood, IL 60712

Property Index No. 10-34-210-065-0000

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

- (a) general real estate taxes for the 2016 and subsequent years;
- (b) building setback lines, rights, easements, limitations, covenants, conditions and/or restrictions of record;

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.

Ru 3

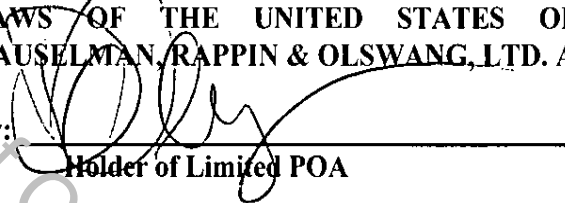
# UNOFFICIAL COPY

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 2<sup>nd</sup> day of March, 2017.

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

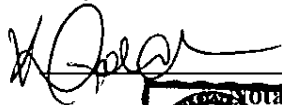
By:   
Holder of Limited POA

STATE OF ILLINOIS

COUNTY OF COOK

I, Keli Golden, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Daniel H. Olswang, 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 2<sup>nd</sup> day of March, 2017.



Prepared by:  
Hauselman, Rappin & Olswang, Ltd.  
29 E. Madison St., Suite 950  
Chicago, IL 60602  
(312) 372-2020



After Recording Mail To:  
Mehreen Bukhari  
7025 Tripp Ave  
Lincolnwood, IL 60712

Mail Subsequent Tax Bills To  
Mehreen Bukhari  
7025 N. Tripp Ave  
Lincolnwood, IL 60712

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Fannie May

Mailing Address: 7025 Tripp  
Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 7025 Tripp  
Lincolnwood, IL 60712

Property Index Number (PIN): 10-34-210-065-0000

Water Account Number: 108883-000

Date of Issuance: 03/01/2017

State of Illinois )  
County of Cook )

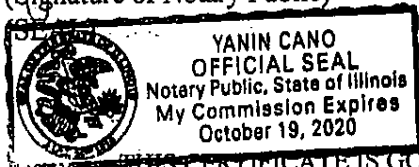
VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on 03/01/2017, by Yanin Cano

By: Robert J Merkel

Robert Merkel,  
Finance Director

Yanin Cano  
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.