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0oc# 1907118034 Fee \$42,00

HSP FEE: \$9.00 RPRF FEE: \$1.00

IDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

JATE: 03/12/2019 04:13 PM PG: 1 OF 3

MAIL TO:

MAHOL NAZEV |

YMAHOL NAZEV |

YMO FILLINOIS BLVD

LICFFMON ESTATES TO GOIGO

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE made this ___22___ day of February, 2019, between Fannie Mae a/k/a Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043), a corporation 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 ILLPGIS, party of the first part, and Mahdi Nazeri (320 Beau Dr Apt 7, Des Plaines, IL 60169), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Tea dollars and no/100s) 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, rOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainder, 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 07-15-321-012-0000

PROPERTY ADDRESS(ES): 440 Illinois Boulevard, Hoffman Estates, IL, 60169

R	EAL ESTATE	TRANSFER T	AX	(12-Mar-2019	
_			COUNTY:	95.00	
		(3%)	ILLINOIS:	190.00	
			TOTAL:	285.00	
	07-15-321-012-0000		20190201605470	1-275-737-504	

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	Fannie Mae a/k/a Federal National Mortgage Association	
	_	By: McCalla Raymer Leibert Pierce, LLC As Attorney in Fact Benjamin N. Burstein
STATE OF I'. COUNTY OF COCK)) SS

I, Amanda K. Griffin, the under signed, a notary public in and for said County, in the State aforesaid, do hereby certify that Benjamin N. Burstein, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and 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 severally 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.

Signed or attested before me on __21_ day of February 2019.



NOTARY PUBLIC

My commission expires

06/20/2022

This Instrument was prepared by Amanda Griffin/McCalla Raymer Leibert Pierce, LLC 1 North Dearborn, Suite 1200, Chicago, IL 60602

PLEASE ŞEND SUBSEQUENT TAX BILLS TO:

OFFMAN ESTATES IL 60/69

Official Seal Notary Public - State of Illinois My Commission Expires Jun 20, 2022

AVAANDA K GRIFFIN

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EXHIBIT A

LOT 4 IN BLOCK 61 IN HOFFMAN ESTATES NUMBER 4, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15; TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1957 AS DOCUMENT NUMBER 16870207, IN COOK COUNTY, ILLINOIS.

COOK COUNTY RECORDER OF DEEDS

COOK COUNTY CRECORDER OF DEEDS