



Doc# 1907118034 Fee \$42.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

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

MAIL TO:

Mahdi NAzeri
440 Illinois Blvd
Hoffman Estates IL 60169

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL) 10F2
ILLINOIS

1842 43060

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 ILLINOIS, 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 (Ten 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, FOREVER, 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 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 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

REAL ESTATE TRANSFER TAX		12-Mar-2019	
	COUNTY:	95.00	
	ILLINOIS:	190.00	
	TOTAL:	285.00	

07-15-321-012-0000 | 20190201605470 | 1-275-737-504

JA

UNOFFICIAL COPY

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

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Property of Cook County Clerk's Office