## **UNOFFICIAL COPY**

PREPARED BY: Codilis & Associates, P.C. Jennifer Moses, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO: Khaled Hasan
9211 S. Emerald Avenue
Chicago, IL 60620

MAIL RECORDED DEED TO: Law Office of Niko G. Maneris, P.C. 10661 S. Roberts Road #207 Palos Hills, IL 60465 Doc#. 2014707164 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 05/26/2020 10:56 AM Pg: 1 of 2

Dec ID 20200401668691 ST/CO Stamp 0-299-545-824 ST Tax \$40.00 CO Tax \$20.00 City Stamp 1-744-483-552 City Tax: \$420.00

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association ("Fannie Mae"), 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 GRANTLE(3) Khaled Hasan, of 7373 Hunters Court Springfield, VA 22150, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 44 IN BLOCK 8 IN BROUSE'S SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 95 ACRES OF THE WEST 110 ACRES OF THE SOUTH WEST 11/ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUR COUNTY, ILLINOIS

**PERMANENT INDEX NUMBER: 25-04-309-005-0000** 

PROPERTY ADDRESS: 9211 South Emerald Avenue, Chicago, IL For 20

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 again. 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, fee ders and drain tile, pipe or other conduit and all other matters of record affecting the property.

## **UNOFFICIAL COPY**

Special Warranty Deed - Continued

Dated this APR 2 4 2020	<del></del>
STATE OF Illinois )	By: Codițis & Associates, P.C., its Attorney in Fact Jennifer Moses SS.
COUNTY Or DuPage )	and for said County in the State of world it. Lands and State
Mae"), personally known to me to be the sainstrument, appeared before the this day in personally known to me to be the sainstrument.	and for said County, in the State aforesaid, do hereby certify that y in Fact for Federal National Mortgage Association ("Fannie ame person(s) whose name(s) is/are subscribed to the foregoing on, and acknowledged that he/she/they signed, sealed and delivered untary act, for the uses and purposes therein set forth.
Given under my hand ar 1 no	arial seal, this APR 2 4 2020  Notary Public
	My commission expires: 412 2003
Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent.	OFFICIAL SEAL ANNA MARIE ALAGNA RUBEN NOTARY PUBLIC - STATE OF ILLINOIS: MY COMMISSION EXPIRES:04/02/23