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UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 N. Frontage Rd.
Barr Ridge, IL 60527

Doc#: 2207721132 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2022 09:30 AM Pg: 1 of 2

Dec ID 20220301647328
ST/CO Stamp 1-598-426-512 ST Tax \$216.50 CO Tax \$108.25

MAIL TAX BILL TO:

Pervez Hai
1091 Pflingsten Rd
Northbrook, IL 60062

MAIL RECORDED DEED TO:

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association, 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 GRANTEE(S) Pervez Hai, of 1091 Pflingsten Rd Northbrook, IL 60062, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT TWENTY-FOUR (24) IN CENTRAL HIGH SCHOOL, ADDITION TO DES PLAINES, IN THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 14, 1928, AS DOCUMENT NUMBER 9998960 IN BOOK 258 OF PLATS, PAGE 38, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-15-305-010-0000
PROPERTY ADDRESS: 2537 Seminary Avenue, Des Plaines, IL 60018

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 against 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, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Exempt deed or instrument
eligible for recordation
without payment of tax.

IL 3-9-22

City of Des Plaines

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Special Warranty Deed - *Continued*

Dated this FEB 11 2022

Fannie Mae AKA Federal National Mortgage Association

By: *Christine Coates*
Codilis & Associates, P.C., its Attorney in Fact

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

SS. **Christino Coates**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christine Coates Attorney in Fact for Fannie Mae AKA Federal National Mortgage Association, 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 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.

Given under my hand and notarial seal, this FEB 11 2022
Anna Marie Alagna Ruben
Notary Public
My commission expires: 4/2/2023

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

