

# UNOFFICIAL COPY

Doc#: 1530208151 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/29/2015 01:05 PM Pg: 1 of 2

Dec ID 20151001638119  
ST/CO Stamp 0-745-484-352 ST Tax \$23.00 CO Tax \$11.50  
City Stamp 0-208-613-440 City Tax: \$241.50

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

**MAIL TAX BILL TO:**  
Community Initiatives, Inc  
222 S. Riverside Plaza Ste 2200  
Chicago, IL, 60606-6109

**MAIL RECORDED DEED TO:**  
Community Initiatives, Inc  
222 S. Riverside Plaza Ste 2200  
Chicago, IL, 60606-6109

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of 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) Community Initiatives, Inc, of 222 South Riverside Plaza #2200 Chicago, IL 60606- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 6 AND 7 (EXCEPT THE NORTH 21 FEET THEREOF) IN BUSCH'S ADDITION TO SHELDON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 60 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 25-16-323-005-0000  
**PROPERTY ADDRESS:** 11027 S. Union Avenue, Chicago, IL 60628

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.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

