UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C. Brian P. Tracy, Esq. 15W030 N. Frontage Rd. Burr Ridge, IL 60527 161 l 21**863€**D

Doc#: 1611210008 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/21/2016 09:33 AM Pg: 1 of 2

MAIL TAX BILL TO:

Community Initiatives, Inc.

MAIL RECORDED SEED TO:

Charles to the low

S) ECIAL 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 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)

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:

THE EAST 1/2 OF LOT 4 (EXCEPT THE EAST 3 INCHES THEREOF) IN 3! OCK 14 IN DOCTOR SNOWDON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 20-17-101-003-0000

PROPERTY ADDRESS: 1517 W. Garfield Blvd., Chicago, IL 60636

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, excert as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under granton, 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; draining ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

REAL ESTATE TRANSFER TAX		21-Apr-2016
	CHICAGO:	262.50
*	CTA:	105.00
	TOTAL:	367.50 *
20 47 404 003 0000	20160401692698	1-927-217-472

^{*} Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Apr-2016	
		COUNTY:	17.50
A CONTROL OF		ILLINOIS:	35.00
		TOTAL:	52.50
20-17-10	1-003-0000	20160401602608	1.007.110.808



Special Warranty Deed: Page 1 of 2

Chicago Title

1611210008D Page: 2 of 2

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Special Warranty Deed - Continued

Dated this	4-1-14	
	F	annie Mae A/K/A Federal National Mortgage Association
	Ву:	Codflis & Associates, P.C., its Attorney in Fact
STATE OF Illinois)) ss.	Jennifer Hayes
COUNTY OF DuPage)	
		County, in the State aforesaid, do hereby certify that A/K/A Federal National Mortgage Association, personally to the foregoing instrument, appeared before me this day in
		the said instrument, as his/her/their free and voluntary act, for
Circu		A-1-1/0
Given	under my hand a it notarial se	Jamesos
	04	Notary Public My commission expires:
Exempt under the provisions of	•	171_
Section 4, of the Real Estate Transfer Act Age	Date nt.	OFFICIAL SEAL SOLIS SOLIS
		NOTARY PUBLIC - STATE OF ILLINOIS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMIL S'ON EXPIRES:05:07/19