UNOFFICIAL COPY

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.

MAIL RECORDED DEED TO:

222 S. RIVOSIDO

16001879CFE



Doc#: 1616616012 Fee: \$40.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/14/2016 10:00 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal Plational Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of Unit of 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 S Ri reside Plaza, Suite 2200 Chicago, IL 60606-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 17 IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCK 25, 26, AND 27 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 16-13-329-030-0000

PROPERTY ADDRESS: 1142 S. Francisco Avenue, Chicago, IL 60612

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; dra nage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

i	REAL ESTATE TRANS	14-Jun-2016	
_	100	CHICAGO:	112.50
		CTA:	45.00
		TOTAL:	157.50 *
	16-13-329-030-0000	20160601612827	1-712-694-592

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

REAL EST	ATE TRANS	FER TAX	14-Jun-2016 7.50
REAL EST	AIE INAII	000	15,00
	(dr.)	ILLINOIS:	22.50
		TOTAL:	1 444-259-136
16-13-32	9-030-0000	20160601612827	1-44 (5-

CCRD REVIEW

Special Warranty Deed: Page 1 of 2

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1616616012 Page: 2 of 2

Special Warranty Deed - Continued Special Warranty Deed - Continued

Dated this 3310	
	Fannie Mae A/K/A Federal National Mortgage Association
	By: My senting
STATE OF Illinois	Codilis & Associates, P.C., its Attorney in Fact
COUNTY OF DuPage) SS.	•
I, the undersigned, a Notary Public in and for said	County, in the State aforesaid, do hereby certify that
and the to be the same person(s) whose having a relative concern	Mae A/K/A Federal National Mortgage Association, personally bed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he/she/they signed, sealed and delivered the uses and purposes therein set forth.	ed the said instrument, as his/her/their free and voluntary act, for
Civati un dan mu hand and	outertz
Given under my hand and lota ia CHECKE SEAL FRANCESCA E SIEGERT	I seal, this
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/31/19	My commission aurism Public 2
· · · · · · · · · · · · · · · · · · ·	My commission expires:
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDate Agent.	
	74.
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	Clark's Office