

# UNOFFICIAL COPY



Doc#: 1626301084 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2016 12:06 PM Pg: 1 of 2

**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

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

CT 16019316LP  
CB 16f1

## 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 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:

LOT 31 IN THE RESUBDIVISION OF LOTS 1 TO 49 INCLUSIVE IN BLOCK 63 IN THE DEWEY AND VANCE SUBDIVISION IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-30-434-019-0000  
PROPERTY ADDRESS: 7812 S. Marshfield Avenue, Chicago, IL 60620

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.

REAL ESTATE TRANSFER TAX	19-Sep-2016
CHICAGO:	375.00
CTA:	150.00
TOTAL:	525.00 *

20-30-434-019-0000 | 20160901657592 | 1-626-638-144

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	19-Sep-2016
COUNTY:	25.00
ILLINOIS:	50.00
TOTAL:	75.00

20-30-434-019-0000 | 20160901657592 | 2-129-168-192

S ✓  
P 2 ✓  
S N ✓  
SC ✓  
INT ✓

