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Doc#: 1636408110 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/29/2016 01:14 PM Pg: 1 of 3

Dec ID 20161201692790
ST/CO Stamp 0-086-407-360 ST Tax \$60.00 CO Tax \$30.00

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

MAIL TAX BILL TO:
Breaking Ground, Inc.
3501 W. Fillmore
Chicago, IL 60624

MAIL RECORDED DEED TO:
Klein, David, P. & E. + O'Donoghue
2550 W. Golf Rd, Ste 250
Telling Meadows, IL 60068

160297354122

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) Breaking Ground, Inc., of 3501 West Fillmore Chicago, IL 60624, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 (EXCEPT THE NORTH 12.5 FEET THEREOF) AND LOT 7 (EXCEPT THE SOUTH 12.5 FEET THEREOF) IN BLOCK 4: IN LANSING LAKE GARDENS, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 1.5 ACRES THEREOF AS DESIGNATED AS A HOMESTEAD ON THE SURVEYORS PLAT OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 33-05-106-034-0000
PROPERTY ADDRESS: 18737 Sherman Street, Lansing, IL 60438

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 60606-4660
Attn: Search Department

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Fannie Mae

Mailing Address: PO Box 650043
Dallas, TX 75265

Telephone No.: 800-732-6643

Attorney or Agent: Steve Meeker/Meeker Real Estate

Telephone No.: 708-418-5908

Property Address 18737 Sherman Street
Lansing, IL 60438

Property Index Number (PIN): 33-05-106-034-0000

Water Account Number: 307 1350 00 03

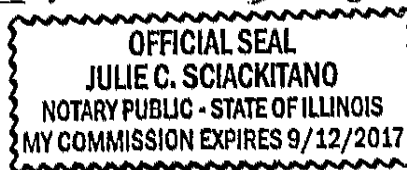
Date of Issuance: December 6, 2016

State of Illinois)
County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on December 7, 2016 by
Julie C Sciackitano.

By: [Signature]
Village Treasurer or Designee



[Signature] (Signature of Notary Public)(SEAL)