## **UNOFFICIAL COPY**

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. Fill MOY

Chicago, IL Colory

MAIL RECORDED DEED TO:

Llein Dadauf, P. + 155+0' Wrochu 250 Widd Roy Ste 250 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

#### SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Fede at 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., S1E 2400 Chicago, E. 60606-4650 Attn:Search Department

# Special Warranty Deed - Continued NOFFICIAL COPY

OCT 1 9'2016 '

Dated this \_\_\_\_\_

	Fannie Mae A/K/A Federal National Mortgage Association
	Matthew J. Rosenburg
Ŀ	Codilis & Associates, P.C. its Attorney in Fact
STATE OF Illinois )	Counts & Associates, P.C. his Automey in Pact
) SS.	
COUNTY OF DuPage )	
I, the undersigned, a Notary Public in and for said	County, in the State aforesaid, do hereby certify that
Matthew I. Roser burg Attorney in Fact for Fannie M	Mae A/K/A Federal National Mortgage Association, personally
known to me to be the same person(s) whose name(s) is/are subscrib	led to the foregoing instrument, appeared before me this day in
person, and acknowledged that leather they signed, sealed and delivered they are and purposes therein not forth	ed the said instrument, as his/her/their free and voluntary act, for
the uses and purposes therein set forth.	
Given under my hand and notaria	I seat, this OCT 1 9 2016
	MALLE LA
0-	Notary Public ,
0/	My commission expires: 12/14/2019
$\tau_{\sim}$	-1.32-1-1-1.32-1-1
Exempt under the provisions of	
Section 4, of the Real Estate Transfer ActDate	
Agent.	9
	OFFICIAL SEAL
	ANNA MARIE RUBEN \$
	2 MOLARY RURLIC - STATE OF ILLINOIS 3
	MY COMMISSION EXPIRES:12/14/19

750

## UNOFFICIAL COPY

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

P/) Box 650043 Mailing Address:

Dailas, TX 75265

800-732-6643 Telephone No.:

Steve Meeker/Meeker Real Estate Attorney or Agent:

708-418-5908 Telephone No.:

-7674'S OFFICE Property Address 18737 Sherman Street

Lansing, IL 60438

Property Index Number (PIN): 33-05-10<u>6-034-0</u>000

Water Account Number: 307 1350 <u>00 03</u> Date of Issuance: **December 6, 2016** 

State of Illinois)

This instrument was acknowledged before

me on Decembe 7 .2016 by Julie C Sciackitano.

Willage Treasurer of Designee OFFICIAL SEAL JULIE C. SCIACKITANO

NOTARY PUBLIC - STATE OF ILLINOIS AY COMMISSION EXPIRES 9/12/2017

(Signature of Notary Public)(SEAL)

VILLAGE OF LANSING

Juli C. Saxilitano

County of Cook)