

UNOFFICIAL COPY

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

Doc#: 1809549124 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2018 10:24 AM Pg: 1 of 2

Dec ID 20180301626647
ST/CO Stamp 0-152-060-192 ST Tax \$120.50 CO Tax \$60.25
City Stamp 0-914-109-984 City Tax: \$1,265.25

MAIL TAX BILL TO:

Premier Realty Investments Group LLC
454W Division 1E
Chicago, IL 60610

MAIL RECORDED DEED TO:

Premier Realty Investments
454W Division 1E
Chicago, IL 60610

1/5
180297356769

SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association ("Fannie Mae"), of P.O. Box 650043, Dallas, TX 75243, 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) Premier Realty Investments Group LLC, of 1311 N. Halsted Chicago, IL 60642-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 30 FEET OF LOT 1 IN BLOCK 22 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 19-04-430-040-0000
PROPERTY ADDRESS: 4604 S. La Crosse Avenue, Chicago, IL 60638

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.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr Ste 2400
Chicago, IL 60601-4650
Recording Department

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Special Warranty Deed *Continued*

Dated this MAR 27 2018

Federal National Mortgage Association ("Fannie Mae")

By: *Matthew J. Rosenberg* Matthew J. Rosenberg
Codilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg Attorney in Fact for Federal National Mortgage Association ("Fannie Mae"), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

MAR 27 2018

Anna Marie Ruben

Notary Public

My commission expires: 12/14/2019

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
_____ Agent.



PROPERTY OF COOK COUNTY Clerk's Office