

15 APR 2018
 COUNTY: 4.00
 ILLINOIS: 68.00
 TOTAL: 102.00

24-25-209-016-1036

20180401642669 | 0-911-124-768

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18107190020

Doc# 1810719002 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2018 09:10 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2905538

1/1

Commitment Number: 170410946
 Seller's Loan Number: 1711556883

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
 ServiceLink, LLC
 1400 Cherrington Parkway
 Moon Township, PA 15108

Mail Tax Statements To: **COMMUNITY INITIATIVES, INC.: 222 SOUTH RIVERSIDE
 PLAZA #380, CHICAGO, IL 60606**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-25-209-016-1036

SPECIAL/LIMITED WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$68,000.00 (Sixty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **COMMUNITY INITIATIVES, INC.**, hereinafter grantee, whose tax mailing address is **222 SOUTH RIVERSIDE PLAZA #380, CHICAGO, IL 60606**, the following real property:

PARCEL 1: UNIT 16-12235-D IN THE GREENS OF BLUE ISLAND CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT 1 OF FAIRWAY MEADOWS SUBDIVISION, A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT NUMBER 95071188, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO

Bm 4

UNOFFICIAL COPY

THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98025927 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF FAIRWAY MEADOWS SUBDIVISION RECORDED JANUARY 31, 1995 AS DOCUMENT 95071188.

Property Address is: 12235 FAIRWAY CIRCLE UNIT _D, BLUE ISLAND, IL 60406

Prior instrument reference: **1722219051**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on March 19, 2018:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: **ServiceLink LLC, its Attorney In Fact**

By: 

Name: Lauren Pyzoha

Title: ASSISTANT VICE PRESIDENT

A Power of Attorney relating to the above described property was recorded on 02/02/2018 at Document Number: 1503318110.

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of March, 2018, by Lauren Pyzoha of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.


NOTARY PUBLIC

My Commission Expires December 26, 2021

Commonwealth of Pennsylvania - Notary Seal
Brandy Durr, Notary Public
Beaver County
My commission expires December 26, 2021
Commission number 1324392
Member, Pennsylvania Association of Notaries

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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