

# UNOFFICIAL COPY

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

Doc#: 1822006042 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2018 10:07 AM Pg: 1 of 2

Dec ID 20180701642705  
ST/CO Stamp 1-609-305-888 ST Tax \$180.00 CO Tax \$90.00  
City Stamp 0-609-482-528 City Tax: \$1,890.00

MAIL TAX BILL TO:  
3vi, LLC c/o JASON BAZEMORE  
4800 AVE AT PORT IMPERIAL #11  
WEEHAWKEN, NJ 07086

MAIL RECORDED DEED TO:  
JOHN APRESWORTH  
105 W. MANISON #401  
CHICAGO, IL 60602

170297355432

## SPECIAL WARRANTY DEED

THE GRANTOR, Federal National Mortgage Association ("Fannie Mae"), 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) 3VI, LLC, of 11700 W. Charleston Blvd. Ste. 293 Las Vegas, NV 89135-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 20 FEET OF LOT 21 IN WOLFF'S RESUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-03-402-014-0000  
PROPERTY ADDRESS: 4339 S. Forrestville, Chicago, IL 60653

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 60606-4650  
Recording Department

Special Warranty Deed - *Continued***UNOFFICIAL COPY**Dated this JUL 25 2018

Federal National Mortgage Association ("Fannie Mae")

By: 

Codilis &amp; Associates, P.C., its Attorney in Fact

Matthew J. Rosenberg

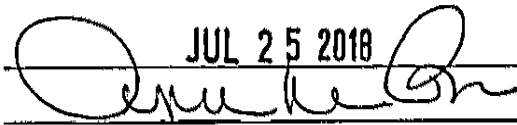
STATE OF Illinois )

) 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

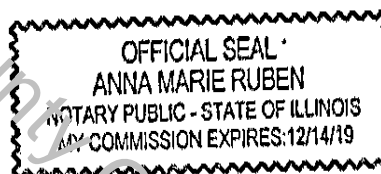
JUL 25 2018

Notary Public

My commission expires:

12/14/2019

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



Special Warranty Deed: Page 2 of 2