

UNOFFICIAL COPY

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



1905822002I

Doc# 1905822002 Fee \$42.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2019 09:29 AM PG: 1 OF 3

MAIL TAX BILL TO:

Sivita Investment LLC
9919 TREETOP DR
ORLAND PARK IL 60462

~~MAIL RECORDED DEED TO:~~

Sivita Investment
9919 TREETOP DRIVE
ORLAND PARK IL 60462

BT 2010019-0002(T)1/2 **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) Sivita Investment LLC, of 9919 Treetop Drive Orland Park, IL 60462-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 31 IN BLOCK 23 IN CALUMET CITY SECOND ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 30-07-101-023-0000
PROPERTY ADDRESS: 280 Marquette Ave, Calumet City, IL 60409

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.

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX



21-Feb-2019
COUNTY: 44.00
ILLINOIS: 88.00
TOTAL: 132.00

30-07-101-023-0000

20181101630310 | 0-241-588-640

Special Warranty Deed: Page 1 of 2

S Y
P 3
S N
M N
SC Y
E UPS
INT Y/W

UNOFFICIAL COPY

Burnet File Number: 2210019-00105

EXHIBIT A

LEGAL DESCRIPTION

LOT 31 IN BLOCK 23 IN CALUMET CITY SECOND ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SUBDIVISION WAS RECORDED APRIL 25, 1924 AS DOCUMENT NUMBER 215040 IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 30-07-101-023-0000

Property of Cook County Clerk's Office