UNOFFICIAL COPY

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

MAIL TAX BILL TO: 4 moul to
Lemonbean LLC
115 HUNEWICKE LT.
SAN FRENCECO CLA CURY

MAIL RECORDED DEED TO:

Doc#. 1918945027 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 07/08/2019 10:25 AM Pg: 1 of 2

Dec ID 20190601616420 ST/CO Stamp 1-235-949-664 ST Tax \$88.00 CO Tax \$44.00 City Stamp 1-332-930-656 City Tax: \$924.00

SPECIAL WARRANTY DEED

THE GRANTOR, rederal National Mortgage Association ("Fannie Mae"), of P.O. Box 650043, Dallas, TX 75265-0043, a corporation of gardied 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) Lemonbean LLC, of 415 Stonebridge Lane San Francisco, CA 94134-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 2 IN JOHN R. BOWE'S SUBDIVISION OF LOAS 1 TO 11 INCLUSIVE EXCEPT THE SOUTH 2 FEET OF SAID LOT 11 IN THE SUBDIVISION OF BLOCK 7 IN MORTON AND OTHER'S SUBDIVISION OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-11-116-025-0000

PROPERTY ADDRESS: 654 N Monticello Ave, Chicago, IL 60624

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 readers and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorney's Title Guaranty Fund, Inc. 1 S. Vwicker Ur. Ste. 2400 Chicago, It. 69906-4650 Recording Department

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Special Warranty Deed Continued FFICIAL COPY

Dated t	his <u>Q-27</u>	-19			
		Fed	eral National Mortgage	Association ("Fannie Mae")
		Ву: _	Codilis & Associates	P.C., its Attorney in Fact	
STATE	OF Illinois TY OF DuPage	_) _)	Jennifer Mo		
Ma <mark>e"),</mark> nstrum	I, the understand, a Notary Public nifer Moses Attor personally known to me to be the ent, appeared before the this day in p instrument, as his/her/the refer and	rney in Fact e same personerson, and ac	for Federal National n(s) whose name(s) is/ knowledged that he/she/	Mortgage Association (" are subscribed to the for they signed, sealed and de	Fannie egoing
ne said	Given under my hand and		his	W-27-19	
		'C	My commission exp	Notary Public pires:	
	under the provisions of paragraph4, of the Real Estate Transfer ActAgent.	Date	NOTARY PUBLIC - ST	JUIU «LINOIS \$	
	. *		NOTARY PUBLIC ST MY COMMISSION	CIRES: USUATE	¥
				CO	