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PREPARED BY:
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Jennifer Moses, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1918945027 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/08/2019 10:25 AM Pg: 1 of 2

MAIL TAX BILL TO: *mail to*
Lemonbean LLC
415 Stonebridge Ln.
San Francisco, CA 94134

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

MAIL RECORDED DEED TO:

1/1
180299357234

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) 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 LOTS 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, 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

