

# UNOFFICIAL COPY

Doc#: 1928946030 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 10/16/2019 09:01 AM Pg: 1 of 2

Dec ID 20191001608078

ST/CO Stamp 0-108-826-208 ST Tax \$70.00 CO Tax \$35.00

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Righteous Oaks, Inc.  
2189 W. Bowler St  
Chicago, IL 60612

**MAIL RECORDED DEED TO:**

Righteous Oaks, Inc.  
2189 W. Bowler St  
Chicago, IL 60612

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## 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) Righteous Oaks, Inc. *An Illinois Corporation* of 2189 W. Bowler Street Chicago, IL 60612, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN BLOCK 20 IN LINCOLN WOOD SUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 31-24-427-001-0000

PROPERTY ADDRESS: 311 Herndon St, Park Forest, IL 60466

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

**FIDELITY NATIONAL TITLE**

CH19025511

1 of 1

# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this AUG 29 2019

Federal National Mortgage Association ("Fannie Mae")

By: *Matthew J. Rosenberg*  
Codilis & Associates, P.C., its Attorney in Fact

Matthew J. Rosenberg

STATE OF Illinois )

COUNTY OF DuPage )

SS.

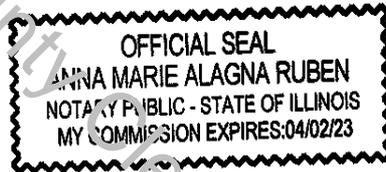
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J. Rosenberg Attorney in Fact for Federal National Mortgage Association ("Fannie Mae"), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 AUG 29 2019

*Anna Marie Alagna Ruben*  
Notary Public

My commission expires: 4/2/2023

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



350doll's00cts

REAL ESTATE TRANSFER TAX		14-Oct-2019
COUNTY:	ILLINOIS:	35.00
TOTAL:		70.00
		105.00

31-24-427-001-0000 | 20191001608078 | 0-108-826-208