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PREPARED BY:

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

Doc#: 1929444011 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2019 12:04 PM Pg: 1 of 2

MAIL TAX BILL TO:

Anita Perry
1243 S. Lawndale Avenue
Chicago, IL 60623

Dec ID 20191001606401
ST/CO Stamp 1-136-326-240 ST Tax \$50.00 CO Tax \$25.00
City Stamp 1-105-131-104 City Tax: \$525.00

MAIL RECORDED DEED TO:

Lava M. Johns
~~Quintana Prieto~~ Wood #
~~702 71002~~ Buyer
233 S. Wacker
Chicago, IL 60606

190297358864

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) Anita Perry, of 1311 S. 58th Avenue Cicero, IL 60804, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 23 IN BLOCK 2 IN MILLER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-23-105-017-0000
PROPERTY ADDRESS: 1243 S. Lawndale Avenue, Chicago, IL 60623

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

