

UNOFFICIAL COPY

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

Doc# 2002755059 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/27/2020 09:51 AM Pg: 1 of 2

MAIL TAX BILL TO:
STAGE THREE ENTERPRISE CORP.

12313 BISHOP STREET
CALUMET PARK IL 60527

Dec ID 20191201672943
ST/CO Stamp 1-367-991-136 ST Tax \$70.00 CO Tax \$35.00

MAIL RECORDED DEED TO:

STEVEN M. SHAYEK PC
5105 TOLLVIEW DR # 5105
Rolling Meadows, IL 60008

190297358214

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) STAGE THREE ENTERPRISE CORP., of 3610 River Road Flossmor, IL 60429-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 46 (EXCEPT THE SOUTH 18 FEET THEREOF), LOT 47 AND THE SOUTH 4 FEET OF LOT 48 IN BLOCK 1 IN FRIEDLANDERS SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

PERMANENT INDEX NUMBER: 25-29-302-067-0000
PROPERTY ADDRESS: 12313 S Bishop Street, Calumet Park, IL 60527

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




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Special Warranty Deed *Continued*

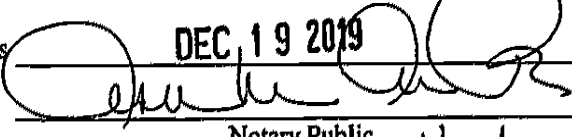
Dated this DEC 19 2019

Federal National Mortgage Association ("Fannie Mae")

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

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

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/he/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this DEC 19 2019

Notary Public
My commission expires: 4/2/2023

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

