

UNOFFICIAL COPY

PREPARED BY:

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

Doc#: 2007013082 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/10/2020 10:01 AM Pg: 1 of 2

MAIL TAX BILL TO:

G&T Construction LLC
500 N. MICHIGAN AVE #600
CHICAGO, IL 60611

Dec ID 20200201625702
ST/CO Stamp 2-089-537-376 ST Tax \$16.50 CO Tax \$8.25
City Stamp 1-077-907-296 City Tax: \$173.25

MAIL RECORDED DEED TO:

G&T Construction
500 N. MICHIGAN AVE #600
CHICAGO, IL 60611

190297359158

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) G&T Construction LLC, of 500 N. Michigan Avenue Suite 600 Chicago, IL 60611-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 15 AND THE NORTH 3/4 OF LOT 16 IN BLOCK 2 IN SHELDON HEIGHTS, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-21-106-012-0000

PROPERTY ADDRESS: 11127 S Normal Avenue, Chicago, IL 60628

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, sewers 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 JAN 28 2020

Federal National Mortgage Association ("Fannie Mae")

By: [Signature]
Codillis & 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/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

JAN 28 2020
[Signature]
Notary Public

My commission expires: 4/2/2023

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

