

UNOFFICIAL COPY

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

Doc#: 2034913066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2020 11:02 AM Pg: 1 of 3

Dec ID 20201101651058
ST/CO Stamp 0-153-312-224 ST Tax \$105.00 CO Tax \$52.50

MAIL TAX BILL TO:

Syed M. Naqi
1631 Valley View Dr.
SCHAUMBURG, IL 60193

MAIL RECORDED DEED TO:

Syed Naqi
1631 Valley View Dr.
SCHAUMBURG, IL 60193

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association, 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) Syed M. Naqi, a married man of 1631 Valley View Drive Schaumburg, IL 60193, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 1/2 OF THE EAST 1/2 (EXCEPT THE WEST 8 FEET THEREOF) OF LOT 3 IN BLOCK 7 IN RIDGEWOOD GARDENS ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS (EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT-OF-WAY AS LOCATED THROUGH SECTION 31).

PERMANENT INDEX NUMBER: 30-31-410-023-0000
PROPERTY ADDRESS: 18324 Ridgewood Ave, Lansing, IL 60438

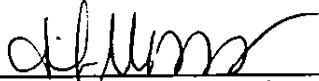
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises 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.

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Special Warranty Deed - *Continued*

Dated this NOV 04 2020

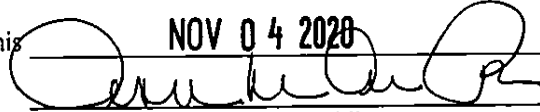
Fannie Mae AKA Federal National Mortgage Association

By: 
Codilis & Associates, P.C., its Attorney in Fact

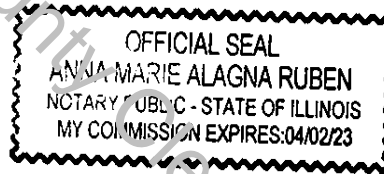
STATE OF Illinois)
COUNTY OF DuPage)

SS. Jennifer Moses

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jennifer Moses Attorney in Fact for Fannie Mae AKA Federal National Mortgage Association, 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 NOV 04 2020

Notary Public
My commission expires: 4/2/2023

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



Village of Lansing

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Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Fannie Mae
18451 N Dallas Parkway, Suite 200
Dallas, TX 75237
Telephone: 972-448-2455
Attorney or Agent: Dennis Brim
Telephone No.: 708-891-5380
Property Address: 18324 Ridgewood Avenue
Lansing, IL 60438
Property Index Number (PIN): 30-31-410-023-0000
Water Account Number: 219 0650 00 03

Date of Issuance: November 3, 2020

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on November 3, 2020 by
Julie C Sciackitano.

VILLAGE OF LANSING
By: Arlette Frye
Village Treasurer or Designee

Julie C. Sciackitano (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.