

# UNOFFICIAL COPY

Doc#: 2122128023 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/09/2021 09:10 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

### Prepared without opinion by:

Neil R. Sherman  
Schneiderman & Sherman, P.C.  
23938 Research Drive, Suite 300  
Farmington Hills, MI 48335

Dec ID 20210701605598  
ST/CO Stamp 2-147-375-888 ST Tax \$75.00 CO Tax \$37.50  
City Stamp 1-428-880-144 City Tax: \$787.50

### Mail Tax Bill To:

Chicago Anti Eviction Campaign, NFP

616 East 71st

Chicago, IL 60619

### Mail Recorded Deed To:

One Stop Real Estate Services

23938 Research Drive, Suite 200

Farmington Hills, Michigan 48335

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Reference No.: / C1903MH / 1675637343

THE GRANTOR, Fannie Mae a/k/a Federal National Mortgage Association whose address is: P.O. Box 650043, Dallas, Texas 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) Chicago Anti Eviction Campaign, NFP, whose address is: 616 East 71st, Chicago, IL 60619, all interest in the following described real estate situated in the County of Cook, and State of Illinois, described as:

Lot 16 in Block 14 in Lee's Subdivision of the West 1/2 of the Southeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 20-20-425-019-0000

Property Address: 7038 S Aberdeen St, Chicago, IL 60621

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.

BHT

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Dated this: July 29 2021

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

By: Steven A. Jacobs  
Schneiderman and Sherman, P.C., its Attorney in Fact

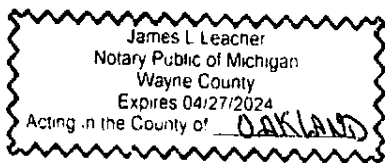
By: **Steven Jacobs**  
Its: **Limited Signing Officer**

STATE OF MICHIGAN      }  
  }  
  } ss  
COUNTY OF OAKLAND    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

**Steven Jacobs**, Attorney in Fact for Fannie Mae a/k/a 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 July 29 2021



Notary Public: James J. Leacher

Printed Name: \_\_\_\_\_

\_\_\_\_\_ County, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This conveyance is exempt from transfer taxation pursuant to the Real Estate Transfer Tax Law, 35 ILCS 200/31-45 Paragraph \_\_\_\_\_.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_, Agent