

UNOFFICIAL COPY

Doc#: 2126012313 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 01:55 PM Pg: 1 of 4

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 20210901661499

City Stamp 1-037-565-712 City Tax: \$577.50

Mail Tax Bill To:

Unity Community Revitalization Corp
2901 S Michigan Ave, Ste #608
Chicago, IL 60616

Mail Recorded Deed To:

Unity Community Revitalization Corp
2901 S Michigan Ave, Ste #608
Chicago, IL 60616

Reference No.: / C210091 / 4004310246

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) Unity Community Revitalization Corp, whose address is: 2901 S Michigan Ave, Ste #608, Chicago, IL 60616, all interest in the following described real estate situated in the County of Cook, and State of Illinois, described as:

Lot 12 in B and N Grudzinski's Resubdivision of Lots 4 to 13 both inclusive in Block 23 and Lots 1 to 24 both inclusive in Block 24 of court partition of the South East 1/4 of Section 31, Township 33 North, Range 15, East of the Third Principal Meridian (except Lands belonging to Sluth Chicago Railroad Company), in Cook County, Illinois.

Permanent Index Number: 21-31-420-027-0000
Property Address: 8534 S Houston Ave, Chicago, IL 60617

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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Dated this: Sept 3 2021

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

By: *Steve A. Jurek*
Schneidman and Sherman, P.C., its Attorney in Fact

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

STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss

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.

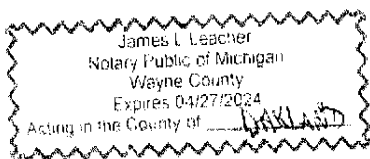
Given under my hand and notarial seal, this Sept 3 2021

Notary Public: *James L. 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 B.


Date: 9.3.2021

Signed: *Yakisha Walls*, Agent

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		16-Sep-2021
	CHICAGO:	412.50
	CTA:	165.00
	TOTAL:	577.50 *

21-31-420-027-0000 | 20210901061499 | 1-037-565-712

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 15 | 2021

SIGNATURE: *Steven A. Jacobs*
GRANTOR or AGENT

Steven Jacobs

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Limited Signing Officer

Subscribed and sworn to before me, Name of Notary Public:

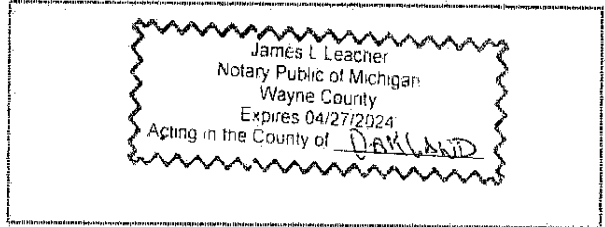
Fannie Mae a/k/a Federal National Mortgage Association

By the said (Name of Grantor): _____

On this date of: 9 | 15 | 2021

NOTARY SIGNATURE: *James L. Leacher*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Sept | 14 | 2021

SIGNATURE: *Marc Wells*
GRANTEE or AGENT

Unity Community Revitalization Corp

Marc Wells-Executive Director

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

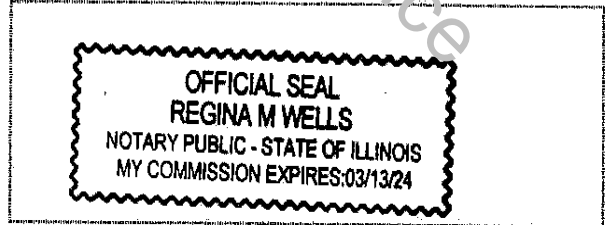
Regina Wells

By the said (Name of Grantee): Unity Community Revitalization Corp

On this date of: 9 | 14 | 2021

NOTARY SIGNATURE: *Regina M Wells*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**