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Doc# 2129220115 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/19/2021 06:53 AM Pg: 1 of 3

Dec ID 20210801653141

ST/CO Stamp 2-081-073-296 ST Tax \$35.00 CO Tax \$17.50

After Recording Return to:
Community Initiatives Inc
222 S Riverside Plaza
#380
CHICAGO IL 60606

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No.
6280331

Order Number:
AT-94051

Mail Tax Statements To:
Community Initiatives, Inc.
222 South Riverside Plaza
Ste. #380
Chicago, IL 60606

Tax Parcel ID#
30-20-110-004-0000

SPECIAL WARRANTY DEED **FIRST AMERICAN TITLE** **FILE # 3108540 '11**

Grantee pays documentary stamps for subject property. Grantor is exempt from documentary stamps and transfer taxes pursuant to 12 U.S.C. 1452 (e) for conveyance of subject property.

Dated this 18th day of August, 2021. WITNESSETH, that, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is c/o National Default REO Services, a Delaware Limited Liability Company, residing at 5000 Plano Parkway, Carrollton, TX 75010, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of THIRTY FOUR THOUSAND NINE HUNDRED (\$34,900.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT unto **COMMUNITY INITIATIVES, INC.**, an Illinois corporation, whose address is 222 South Riverside Plaza, #380, Chicago, IL 60606, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 1312 Gordon Ave., Calumet City, IL 60409, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 30-20-110-004-0000

TO HAVE AND TO HOLD, the same in fee simple forever.



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AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above-described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2020 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor:
FEDERAL HOME LOAN MORTGAGE CORPORATION

[Signature]

By: BRANDON DELA CRUZ
Federal Home Loan Mortgage Corporation
Authorized Signor of National Default REO Services, LLC
A Delaware Limited Liability Company
As Attorney in Fact

Authorized Signer of National Default
REO Services, LLC, A Delaware
Limited Liability Company, as Attorney
in Fact and/or agent

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE) ss.

I, SUSAN STROMSWOLD, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that BRANDON DELA CRUZ, on behalf of National Default REO Services, the attorney in fact for Federal Home Loan Mortgage Corporation, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 18th day of AUGUST, 2021.



[Signature]
Notary Public Susan Stromswold
My commission expires: 3-18-2025



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EXHIBIT A LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, AND DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BARRETT'S FOREST VIEW, A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1213 GORDON AVE., CALUMET CITY, IL 60409

<p>REAL ESTATE TRANSFER TAX</p> <p>62568 <i>9/8/21</i></p>  <p>Calumet City • City of Homes \$ <u>140⁰⁰</u></p>	<p>REAL ESTATE TRANSFER TAX</p> <p>62569 <i>9/8/21</i></p>  <p>Calumet City • City of Homes \$ <u>140⁰⁰</u></p>
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