

# UNOFFICIAL COPY

Doc#: 2234328060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/09/2022 09:49 AM Pg: 1 of 3

**FIRST AMERICAN TITLE**  
**FILE # 3149351 '11**

Dec ID 20221201602684  
ST/CO Stamp 0-385-414-480 ST Tax \$94.50 CO Tax \$47.25

MAIL TO:

*Community Initiatives Inc*  
*222 S RIVERSIDE PLAZA #320*  
*CHICAGO IL 60606*

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 1 day of December, 2022, between Fannie Mae aka Federal National Mortgage Association (P.O. Box 650043, Dallas, TX 75265-0043), a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and Community Initiatives, Inc. (222 S Riverside Plaza #320, Chicago, IL 60606), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.**

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part; either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 32-20-111-005-0000

PROPERTY ADDRESS(ES): 1317 Franklin Avenue, Chicago Heights, IL, 60411



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## EXHIBIT A

### Legal Description

LOT 5 IN BLOCK 2 IN PRAIRIE VIEW A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office