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FIRST AMERICAN TITLE FILE # 314935/ '/L

MAIL TO:

OMMUNIC INCHANCE INC.

112 5 PLYFOSIDE MAZA #360

ILL S RIVERSIDE PLAZA #360

CHICAGO IL LOGO G

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

Doc#. 2234328060 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/09/2022 09:49 AM Pg: 1 of 3

Dec ID 20221201602684

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

THIS INDENTURE, made this ______ day of _______, 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 Litate of ILLINOIS, party of the first part, and Community Initiatives, Inc. (222 S Riverside Plaza #325, 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 whats never, 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 in ever.

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

2234328060 Page: 2 of 3

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TTY OF CHICAGO

376 DOLS CO CTS

Fannie Mae a/k/a Federal National Mortgage Association

By: McCalla Raymer Leibert Pierce, LLC
As Attorney in Fact
Stuart Gordan

STATE OF <u>CA</u>) SS COUNTY OF <u>FULTON</u>)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Stuert Gordan, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mongage Association, and 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 severally 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.

Signed or attested before me on _____ day of ______2022

NOTARY PUELIC

My commission expires

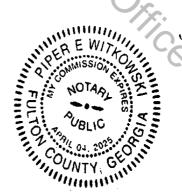
This Instrument was prepared by Stuart Gordan / McCalla Raymer Leibert Pierce, LLC 1 North Dearborn, Suite 1200, Chicago, IL 60602

PLEASE SEND SUBSEQUENT TAX BILLS TO:

COMMUNICATING HAPPES INC

AB2 S PIVERSIDE PLAZA #380

CHIPAGO IL 60606



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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.

