

UNOFFICIAL COPY

Doc#: 2308145000 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/22/2023 09:14 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 20230101639142

ST/CO Stamp 1-135-397-072 ST Tax \$230.00 CO Tax \$115.00

Mail Tax Bill To:

Maria J. Morales-Salazar

2739 W 95th Place

Evergreen, Illinois 60805

No. 6161

Village of Evergreen Park

1150.00

S

Angelia Knowlton

Address: 2739 W. 95th Pl

Real Estate Transaction Stamp

Mail Recorded Deed To:

One Stop Real Estate Services

23938 Research Drive, Suite 200

Farmington Hills, Michigan 48335

Reference No.: / C2100H5 / 1703692478

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) Maria J. Morales-Salazar and Jaime Salazar, Joint Tenancy, whose address is: 4127 Southwest Highway, Hometown, Illinois 60456, all interest in the following described real estate situated in the County of Cook, and State of Illinois, described as:

Lot 11 in Evergreen Gardens Homes, a Subdivision of the West Half of Block 5 (except the East 33 feet thereof) in Harry H. Honroe's, Jr's Subdivision of the North Quarter of the East Half of the Northeast Quarter and North 3/8 of the West Half of said Northeast Quarter of Section 12, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 24-12-231-008-0000

Property Address: 2739 W 95th Place , Evergreen Park, IL 60805

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.

UNOFFICIAL COPY

Dated this: March 16, 2023

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

By: [Signature]
Schneiderman and Sherman, P.C., its Attorney in Fact

By: Laura Hawley
Its: Limited Signing Officer

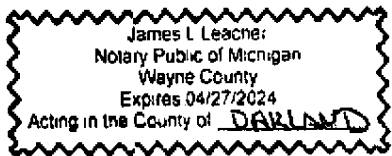
STATE OF MICHIGAN }
 } ss
COUNTY OF OAKLAND }

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

Laura Hawley
Limited Signing Officer

_____, 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 March 15, 2023



Notary Public: [Signature]
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