

UNOFFICIAL COPY

PREPARED BY:
Codilis & Associates, P.C.
Christine Coates, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 2308233322 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2023 02:04 PM Pg: 1 of 2

Dec ID 20230301673950
ST/CO Stamp 1-495-943-376 ST Tax \$37.50 CO Tax \$18.75

MAIL TAX BILL TO:

Community Initiatives, Inc.
222 S RIVERSIDE PLAZA #380
CHICAGO IL 60606

MAIL RECORDED DEED TO:

Community Initiatives Inc
222 S RIVERSIDE PLAZA #380
CHICAGO IL 60606

FIRST AMERICAN TITLE SPECIAL WARRANTY DEED
FILE # 3153191 41

THE GRANTOR, Lakeview Loan Servicing, LLC, of 4425 Ponce De Leon Blvd. Mailstop MS5/251 Coral Gables, FL 33146, for and in consideration of Thirty Seven Thousand Five Hundred and no/100 Dollars (\$37,500.00) and other good and valuable considerations, in hand paid, hereby GRANTS, BARGAINS, SELLS, and CONVEYS to THE GRANTEE(S) Community Initiatives, Inc, of 222 S. Riverside Plaza Suite 380 Chicago, IL 60606, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

LOT 29 AND THE SOUTH 10 FEET OF LOT 30 IN BLOCK 3 IN CALUMET SIBLEY CENTER FIRST ADDITION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-10-223-036-0000
PROPERTY ADDRESS: 14817 Champlain Avenue, Dolton, IL 60419

Together with all and singular hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: 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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Special Warranty Deed - *Continued*

Dated this 2/13/2023

VILLAGE OF DOLTON
 WATER / REAL PROPERTY TRANSFER TAX No. 26008
 ADDRESS 14817 Champlain
 ISSUED 8/17/23 EXPIRED 4/16/23
 AMT. 50.00
 TYPE Warranty JOAIDEN
VILLAGE COMPTROLLER

Lakeview Loan Servicing, LLC

By: Claire Mann
 M&T Bank as attorney-in-fact for Lakeview Loan Servicing, LLC
 Claire Mann, Assistant Vice President

STATE OF New York)
) SS.
 COUNTY OF Erie)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Claire Mann, of M&T Bank as attorney-in-fact for Lakeview Loan Servicing, LLC, 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.

2-13-2023

Given under my hand and notarial seal, this

Michelle Hager Dubiel
Michelle Hager Dubiel
 Notary Public
 My commission expires: 03-21-2024

MICHELLE HAGER DUBIEL
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01DU6338808
 Qualified in Erie County

My Commission Expires 03-21-2024
 Exempt under the provisions of paragraph _____
 Section 4, of the Real Estate Transfer Act _____ Date
 _____ Agent.

14817 Champlain Ave, Dolton, IL 60419