UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Prepared without opinion by:

Neil R. Sherman Schneiderman & Sherman, P.C. 23938 Research Drive, Suite 300 Farmington Hills, MI 48335

Mail Tax Bill To:

Community Initiatives, Inc.

222 S. Riverside Plaza Ste. 380

Chicago, Illinois 60606

Mail Recorded Deed To:

One Stop Real Estate Services

23938 Research Drive, Suite 200

Farmington Hills, Michigan 48335

Doc#. 2310013313 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/10/2023 03:57 PM Pg: 1 of 2

Dec ID 20230101638624

ST/CO Stamp 1-182-123-216 ST Tax \$67.50 CO Tax \$33.75

Reference No.: / C220BFG / 4005304266

FIRST AMERICAN TITLE FILE # 3/528// 1/1

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 unue, 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) Community Initiatives, Inc., whose address is: 222 S. Riverside Plaza Ste. 380, Chicago, Illinois 60606, all interest in the following described real estate situated in the County of Cook, and State of Illinois, described as:

Lot 28 in Sauk Trail Manor, being a Subdivision of Lot 5 (except the South 886 feet thereof) in Circuit Court Partition of the Northeast Quarter of Section 32, and the West Half of the Northwest Quarter of Section 33 (except railroad property) in Township 35 North, Range 14, East of the Third Principal Meridian. To Cook County, Illinois.

Permanent Index Number: 32-32-218-006-0000

Property Address: 3205 Enterprise Rd , South Chicago Heights, IL 60411

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.

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Dated this: April 5, 2023	3	
Signed and Sealed:		
By: Schneiderman and Erica I By: Limited Signstate OF MICHIGAN	Al National Mortgage Associ Sherman, P.C., its Attorney i Nichols ning Officer	
COUNTY OF OAKLANI		unty, in the State aforesaid, do hereby certify that
Erica Nicl Lim ited Signin	g Officer	n Fact for Fannie Mae a/k/a Federal National Mortgage
instrument, appeared bef	nown to me to be the same pore me this day in person, a	person(s): whose name(s) is/are subscribed to the foregoing and acknowledged that he/she/they signed, sealed and divoluntary action; the uses and purposes therein set forth.
Given under my hand and	d notarial seal, this April	5,2023
Note Acting in the	James L Leacher ary Public of Michigan Wayne County ixpires 04/27/2024 County of CRA	Printed Name: County, My Commission Expires:
This conveyance is exem 45 Paragraph		rsuant to the Real Estate Transfer Tax Law, 35 ILCS 200/31-
Date:	Signed:	, Agent