

UNOFFICIAL COPY

Doc#: 2310013313 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 03:57 PM 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 20230101638624
ST/CO Stamp 1-182-123-216 ST Tax \$67.50 CO Tax \$33.75

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

Reference No.: / C220BFG / 4005304266

FIRST AMERICAN TITLE
FILE # 3152811 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 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) 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, in 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.

