

UNOFFICIAL COPY

Doc#: 2310947045 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/19/2023 10:59 AM Pg: 1 of 2

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

Dec ID 20230401695491

ST/CO Stamp 0-601-656-528 ST Tax \$115.00 CO Tax \$57.50

City Stamp 1-138-527-440 City Tax: \$1,207.50

MAIL TAX BILL TO:

Luis N Cerda Llanas
5827 S Trumbull
Chicago, IL 60629

MAIL RECORDED DEED TO:

Nery Richardson & Konevko
4258 W 63rd St
Chicago, IL 60629

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association, of P.O. Box 650043, Dallas, TX 75265-0043, for and in consideration of Ten Dollars (\$10.00), hereby GRANTS, BARGAINS, SELLS, and CONVEYS to THE GRANTEE(S) Luis N Cerda Llanas, single man of 5827 S Trumbull Chicago, IL 60629, 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 218 IN BRITIGAN'S WESTFIELD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-31-230-009-0000

PROPERTY ADDRESS: 8229 S Paulina St, Chicago, IL 60620

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 14th Day of April, 2023

Fannie Mae AKA Federal National Mortgage Association

By: *[Signature]*
Codilis & Associates, P.C., its Attorney in Fact

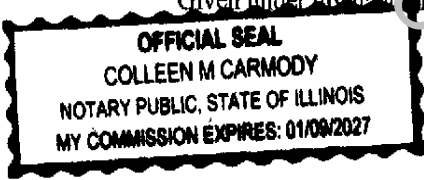
Anthony S. Xydakis

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Anthony S. Xydakis Attorney in Fact for Fannie Mae AKA 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this

14th Day of April, 2023
Colleen M. Carmody
Notary Public
My commission expires: 1/9/27



Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date _____
_____ Agent.