## **UNOFFICIAL COPY**

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

Burr Ridge, IL 60527

MAIL TAX BILL TO:

Community Initiatives, Inc. 2225-Killer Side 19629 Unicago: IL L-Ocato Ste 386

MAIL RECORDED DEED TO:

Community Indictives, Inc. 222 S. Riverside Plaza Unicago P. Loudob Ste 380 Doc#. 2312533143 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/05/2023 10:55 AM Pg: 1 of 2

Dec ID 20230501609707

ST/CO Stamp 1-911-923-408 ST Tax \$61.00 CO Tax \$30.50

## SPECIAL WARRANTY DEED

THE GRANTOR, Fannie vice 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) Community Initiatives, Inc., of 222 S. Riverside Plaza Ste 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:

LOTS 36, 37 AND 38 (EXCEPT THE SOUTH FIVE I EET THEREOF) IN BLOCK 12 IN ORCHARD RIDGE ADDITION TO SOUTH HARVEY, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, CAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, ALSO THE EAST 16 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-30-118-007-0000 and 29-30-118-008-0000 PROPERTY ADDRESS: 16931 Anthony Avenue, Hazel Crest, IL 60429

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 crain tile, pipe or other conduit and all other matters of record affecting the property.

FIRST AMERICAN TITLE FILE # 3156630

## **UNOFFICIAL COPY**

Special Warranty Deed - Continued

Dated this	·.
	Fannie Mae AKA Federal National Mortgage Association  By:
STATE OF Ihimois ) COUNTY OF Dupage )	Codilis & Associates, P.C., its Attorney in Fact Christine Coates SS.
Association, personally known to me to be the sinstrument, appeared before me this day in person	in and for said County, in the State aforesaid, certify that in Fact for Fannie Mae AKA Federal National Mortgage ame person(s) whose name(s) is/are subscribed to the foregoing and acknowledged that he/she/they signed, sealed and delivered atary act, for the uses and purposes therein set forth, including the
Given under my hand and notari	al seal, this $5/1/33$
Official Seal Danyel Marie Devine Notary Public State of Illinois Commission Expires 11/12/2024	My cornerssion expires: 11/12/2024
Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent.	Date