

# UNOFFICIAL COPY

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

Doc#: 2320713271 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2023 12:20 PM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Community Initiatives, Inc.  
222 S. Riverside Plaza Ste. 380  
Chicago, IL 60606

Dec ID 20230701677740  
ST/CO Stamp 1-901-818-320 ST Tax \$126.00 CO Tax \$63.00  
City Stamp 0-464-941-520 City Tax: \$1,323.00

**MAIL RECORDED DEED TO:**  
Community Initiatives, Inc.  
222 S. Riverside Plaza Ste. 380  
Chicago, IL 60606

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## FIRST AMERICAN TITLE SPECIAL WARRANTY DEED FILE # 3163915 1/2

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) 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 28 AND 29 IN BLOCK 3 IN E.A. CUMMINGS SUBDIVISION OF THE WEST 1/2 OF BLOCK 1 AND ALL OF BLOCKS 3, 6, 7 AND 10 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS, BEING NORTH OF THE RIGHT OF WAY OF BRANCE RAILROAD BEING THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAHO RAILROAD, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 25-08-107-037-0000 and 25-08-107-038-0000  
**PROPERTY ADDRESS:** 1212 W. 96th St, Chicago, IL 60643

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 7/20/23

Fannie Mae AKA Federal National Mortgage Association

By: *Christine Coates*  
Codilis & Associates, P.C., its Attorney in Fact

STATE OF Illinois )  
COUNTY OF DuPage )

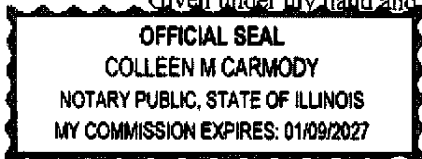
SS.

*Christine Coates*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that *Christine Coates* 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

20th Day of July 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.

*Cook County Clerk's Office*