

UNOFFICIAL COPY

Doc#: 2322649018 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/14/2023 10:17 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20230701666718
ST/CO Stamp 1-071-692-240 ST Tax \$190.00 CO Tax \$95.00
City Stamp 1-948-072-400 City Tax: \$1,995.00

Prepared without opinion by:

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

Mail Tax Bill To:

Julio Cesar Ramirez Bello
3824 West 78th Place
Chicago, IL 60652

Mail Recorded Deed To:

One Stop Real Estate Services
23938 Research Drive, Suite 200
Farmington Hills, Michigan 48335

Reference No.: C220BPH/6000460536

THE GRANTOR, Fannie Mae a/k/a Federal National Mortgage Association whose address is: 5600 Granite Parkway, Plano, TX 75024, 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) **Julio Cesar Ramirez Bello**, whose address is: 2527 S. Homan Ave., Chicago, IL 60623 all interest in the following described real estate situated in the County of Cook, and State of Illinois, described as:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 19-26-333-060-0000
Property Address: 3824 West 78th Place, Chicago, IL 60652

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.

UNOFFICIAL COPY

Dated this: August 4, 2023.

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

By: [Signature]
Schneideman and Sherman, P.C. Its Attorney in Fact

By: **Gregory MacKay**
Its: **Limited Signing Officer**

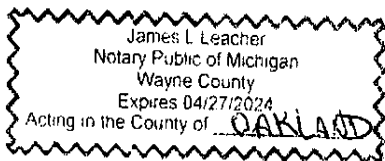
STATE OF MICHIGAN

COUNTY OF OAKLAND

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Gregory MacKay
Limited Signing Officer, Attorney in Fact for Fannie Mae a/k/a 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.

Given under my hand and notarial seal, this August 3, 2023.



Notary Public: [Signature]
Printed Name: _____
_____ County, _____
My Commission Expires: _____

This conveyance is exempt from transfer taxation pursuant to the Real Estate Transfer Tax Law, 35 ILCS 200/31-45 Paragraph _____.

Date: _____ Signed: _____, Agent

UNOFFICIAL COPY

LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

Lot 20 in Block 44 in Luetgert's Marquette Park Terrace, a resubdivision of Blocks 23, 27, 28, 33, 34, 37, 38, 43, 44, 47 and 48 in Price's Subdivision of the Southwest 1/4 of Section 26, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 19-26-333-060-0000

Property Address: 3824 West 78th Place, Chicago, IL 60652 .

Property of Cook County Clerk's Office