## **UNOFFICIAL COPY**

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

MAIL TAX BILL TO: 954 Construction and Design Co. 5222 W Galewood St Chicago, IL 60639

MAIL RECORDED DEED TO: 954 CONSTITUTION 5222 W GALGUIGO #16 CHILOCO-1L 60035 Doc#. 2322655196 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/14/2023 04:07 PM Pg: 1 of 2

Dec ID 20230801691962 ST/CO Stamp 0-468-040-144 ST Tax \$129.00 CO Tax \$64.50 City Stamp 0-155-040-208 City Tax: \$1,354.50

## SPECIAL WARRANTY DEED

THE GRANTOR, rannie 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) 954 Construction and Design Co., of 5222 W Galewood St Chicago, IL 60639, 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 7 IN BLOCK 3 IN MADISON STREET ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-15-208-035-0000 PROPERTY ADDRESS: 4328 West Adams Street, Chicago, IL 65624

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 solute taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occur ancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainass 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 F	ICIAL COPY
Dated this	
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	Fannie Mae AKA Federal National Mortgage Association
	By: Codilis & Associates, P.C., its Attorney in Fact
STATE OF <u>Illinois</u>	ss. Christine Coates
COUNTY OF DuPage	omotine coafe2
Attorney Association, persocially known to me to be the instrument, appeared before me this day in persocial instrument, as his/ber/their free and volumelease and waiver of the right of homestead.  Given under my hand and nota  OFFICIAL SEAL  COLLEEN M CARMODY  NOTARY PUBLIC, STATE OF ILLINOIS  MY COMMISSION EXPIRES: 01/09/2027	in and for said County, in the State aforesaid, certify that in Fact for Fannie Mae AKA Federal National Mortgage same person(s) whose name(s) is/are subscribed to the foregoing on, and acknowledged that he/she/they signed, sealed and delivered antary act, for the uses and purposes therein set forth, including the rial seal, this 13th 10th 10th 10th 10th 10th 10th 10th 10
Exempt under the provisions of paragraph Section 4, of the Real Estate Transfer Act Agent.	Date
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