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SPECIAL WARRANTY DEED

Doc#. 2323028038 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/18/2023 12:21 PM Pg: 1 of 3

Prepared without opinion by:

Neil R. Sherman Schneiderman & Sherman, P.C. 23938 Research Drive, Suite 300 Farmington Hills, MI 48335 Dec ID 20230301685820

ST/CO Stamp 1-869-006-288 ST Tax \$285.00 CO Tax \$142.50

Mail Tax Bill To:

Shauneese Hatcher 276 Shea Drive Flossmoor, IL 60422

Mail Recorded Deed 70:

One Stop Real Estate Services 23938 Research Drive, Suite 200 Farmington Hills, Michigan 46335

CITY OF CHICAGO HEITS, TRANSFER TAX

II40 DOLS 00 CT.

Reference No.: C2000R7/1709833905

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) Shauneese Hatcher, a single woman and Johnnie Finiey, a single woman, whose address is: 21 Scrementi Lane, Steger, IL 60475 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: 32-18-220-003-0000

Property Address: 276 Shea Drive, Flossmoor, IL 60422

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.

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Dated this: August 14, 2023.	
Signed and Sealed:	
Fannie Mae a/k/a Federal National Mortgage	Association
By: Line Bolls	
Schneiderman and Sherman, P.C., its	Attorney in Fact
By: Erica Nichols Its: Limited Signing Officer	
STATE OF MICHIGAN }	
COUNTY OF OAKLAND }	
I, the undersigned, a Notary Public in and icr said County, in the State aforesaid, do hereby certify that	
Erica Nichols Limited Signing Officer	orney 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 to 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 14, 2023.	
James L Leacher Notary Public of Michigan Wayne County Expires 04/27/2024 Acting in the County of	Notary Publice James & Training
	Printed Name:
	County,
	My Commission Expires:
This conveyance is exempt from transfer taxati ILCS 200/31-45 Paragraph	on pursuant to the Real Estate Transfer Tax Law, 35
Date: Signed:	, Agent

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LEGAL DESCRIPTION

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

Parcel 1:

The East 32.84 feet of the West 104.84 feet of the hereinafter described parcel of Land taken as a tract: Lots 50, 51, 52 and 53 in Roberts Cove Resubdivision No. 2, being a Subdivision of Lot 33 of Roberts Cove Sub livision and Lot 32 of Roberts Cove Resubdivision in the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

asement for vehicus
lesubdivision No. 2 recorded
Certificate of addendum recorded Apr.
Declaration of Restrictive Covenants recorded
Permanent Index Number: 32-18-220-003-0000
Property Address: 276 Shea Drive, Flossmoor, IL 60422 Certificate of addendum recorded April 26, 1989 as Document 89185471 and as contained in

Or Or