

UNOFFICIAL COPY

Doc#: 2323028038 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2023 12:21 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

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 To:

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

CITY OF CHICAGO
HGTS. TRANSFER TAX

1140 DOLS 00 CR

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 Finley, 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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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 Subdivision 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:

Easement for vehicular and pedestrian ingress and egress over Lot 65 of Roberts Cove Resubdivision No. 2 recorded March 17, 1989 as Document 89118412 and as set Forth in Certificate of addendum recorded April 26, 1989 as Document 89185471 and as contained in Declaration of Restrictive Covenants recorded October 3, 1988 as Document 88453661.

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