

UNOFFICIAL COPY

Doc#: 2329028144 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2023 12:25 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 20231001645003
ST/CO Stamp 0-307-309-520 ST Tax \$83.00 CO Tax \$41.50
City Stamp 1-649-486-800 City Tax: \$871.50

Mail Tax Bill To:

Community Initiatives, Inc.
222 S. Riverside Plaza Ste 380
Chicago, IL 60606

Mail Recorded Deed To:

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

Reference No.: C230C2Y/4006724118

FIRST AMERICAN TITLE

FILE # 3166272 1/1

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) **Community Initiatives, Inc.**, whose address is: 222 S. Riverside Plaza Ste 380, Chicago, IL 60606 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: 25-11-107-040-0000
Property Address: 9640 South University Avenue, Chicago, IL 60628

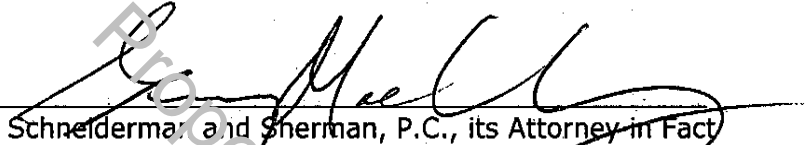
GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises 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: **11th day of October, 2023.**

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

By: 
Schneiderman and Sherman, P.C., its Attorney in Fact

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

STATE OF MICHIGAN

COUNTY OF OAKLAND

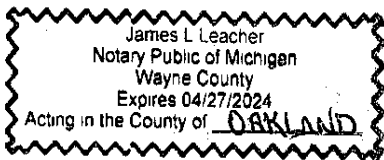
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

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 Oct 11 2023



Notary Public: 

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

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LEGAL DESCRIPTION

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

Lot 19 (except the North 4 feet) and North 14 feet of Lot 18 in Block 27 in Cottage Grove Heights Addition being a Subdivision of part of North Half of Section 11, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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Property of Cook County Clerk's Office