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Commitment Number: 230201575
Seller's Loan Number: 1697341018

Doc#. 2330033219 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2023 02:46 PM Pg: 1 of 5

Dec ID 20231001658436
ST/CO Stamp 1-901-201-360 ST Tax \$169.00 CO Tax \$84.50

AFTER RECORDING RETURN TO:

ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

GRANTEES ADDRESS

NAME AND ADDRESS OF TAXPAYER:

GLORIA AYALA
14120 KILPATRICK AVE
CRESTWOOD, IL 60418

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 28-03-303-015-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20th day of October, 2023, by and between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265**, hereinafter referred to as Grantor(s) and **GLORIA AYALA**, whose tax mailing address is **14120 KILPATRICK AVE, CRESTWOOD, IL 60418**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Sixty Eight Thousand Six Hundred Seventy Dollars and Zero Cents (\$168,670.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of Illinois:

LOT 3 IN BLOCK 3 IN ARTHUR T MCINTOSH AND COMPANY'S BREMEN FARMS, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, LYING NORTH OF THE SOUTH 33 FEET THEREOF AND SOUTH OF THE CENTER LINE OF MIDLOTHIAN TURNPIKE, IN COOK COUNTY, ILLINOIS.

Property commonly known as: **14120 KILPATRICK AVE, CRESTWOOD, IL 60418**

Prior instrument reference: **Doc#. 2108306037, Recorded: 03/24/2021**

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

**FIDELITY NATIONAL TITLE
SCKL230201575**

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

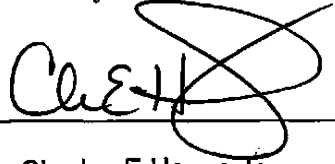
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Property of Cook County Clerk's Office

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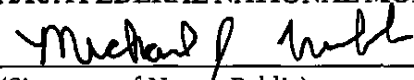
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 20th day of OCTOBER, 2023.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By ServiceLink, LLC, as Attorney in Fact

By: 
Name: Charles E Hogue Jr.
Title: ASSISTANT VICE PRESIDENT

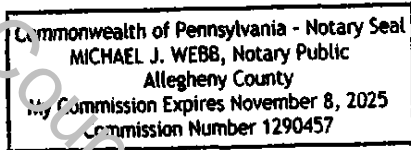
STATE OF Pennsylvania
COUNTY OF Allegheny

This instrument was acknowledged before me on 20th day of OCTOBER, 2023 by Charles E Hogue Jr. as ASSISTANT VICE PRESIDENT of ServiceLink, LLC, as Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.


(Signature of Notary Public)

Print Name: Michael J. Webb

My commission expires: Nov 8 2025



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph B Section 31-45, Property Tax Code.

Date: _____

Agent

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REAL ESTATE TRANSFER TAX

25-Oct-2023



COUNTY:	84.50
ILLINOIS:	169.00
TOTAL:	253.50

28-03-303-015-0000

| 20231001658436 | 1-901-201-360

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