

UNOFFICIAL COPY

Doc#: 2330512044 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2023 11:56 AM 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 20231001641318
ST/CO Stamp 0-223-651-792 ST Tax \$87.50 CO Tax \$43.75
City Stamp 0-379-660-240 City Tax: \$918.75

Mail Tax Bill To:

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

Mail Recorded Deed To:

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

Reference No.: C22003T/1699590834

FIRST AMERICAN TITLE
FILE # 3168401 '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, Suite 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: 25-22-116-015-0000

Property Address: 11355 South Forest 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: **25th day of October, 2023.**

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

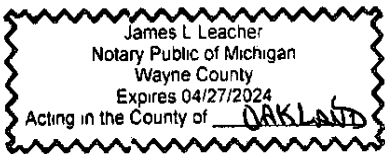
By: *[Signature]*
Schneiderman and Sherman, P.C., its Attorney in Fact

By: Erica Nichols
Its: Limited Signing Officer

STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Erica Nichols 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 25 2023.



Notary Public *[Signature]*
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 14 (Except the North 5 feet thereof) and Lot 15 (Except the South 12 feet thereof) in Block 2 in William C. Woods Fifth Palmer Park Addition, being a Subdivision of the Northeast 1/4 of Section 22, 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