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Doc#: 2401806354 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2024 03:58 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20240101610120
ST/CO Stamp 0-109-483-056 ST Tax \$415.00 CO Tax \$207.50

Prepared without opinion by:

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

Mail Tax Bill To:

Matthew Miller and Marisa Santiago
7839 West Sunset Drive,
Elmwood Park, IL 60707

Mail Recorded Deed To:

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

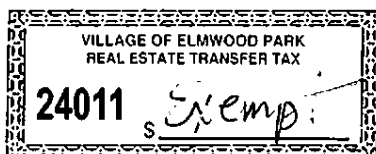
Reference No.: C22012M/1732850680

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) **Matthew Miller and Marisa Santiago, as Tenants by entirety** whose address is: 4436 N. Damen ave 3E, Chicago, IL 60625 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: 12-25-126-007-0000
Property Address: 7839 West Sunset Drive, Elmwood Park, IL 60707

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: **10th day of January, 2024.**

Signed and Sealed:

Fannie Mae a/k/a Federal National Mortgage Association

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

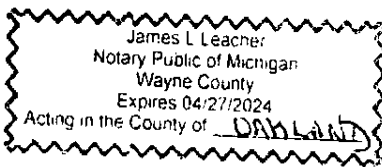
By: Lisa Johnson
Its: Limited Signing Officer

STATE OF MICHIGAN

COUNTY OF OAKLAND

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lisa Johnson 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 JAN 10, 2024



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 7 in Block 35 in Westwood, being Mills and Sons's Subdivision in the W 1/2 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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Property of Cook County Clerk's Office