

# UNOFFICIAL COPY

Doc#: 2406518233 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 6

Doc ID 20240201639036

ST/Co Stamp 0-822-784-560 ST Tax \$170.00 CO Tax \$85.00

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## RECORDING COVER PAGE

Fidelity National Title

Special Warranty Deed

SCKI230201627

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Commitment Number: 230201627  
 Seller's Loan Number: 1711506564

**GRANTEE'S ADDRESS**

**AFTER RECORDING RETURN TO:**  
 VERONICA ACEVEDO  
 5840 W 104TH ST #313  
 OAK LAWN, IL 60453

**NAME AND ADDRESS OF TAXPAYER:**

VERONICA ACEVEDO  
 5840 W 104TH ST #313  
 OAK LAWN, IL 60453

This document prepared by:

Courtney E. Dec, Esq.  
 8940 Main Street  
 Clarence, NY 14031  
 866-333-3081

Parcel ID No.: 24-17-213-014-1050

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 8 day of February 2024, by and between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter referred to as Grantor(s) and **VERONICA ACEVEDO**, whose tax mailing address is 5840 W 104TH ST #313, OAK LAWN, IL 60453, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Seventy Thousand Dollars and Zero Cents (\$170,000.00), 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:

**UNIT 313 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5840 WEST 104TH STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22275878, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property commonly known as: 5840 W 104TH ST #313, OAK LAWN, IL 60453

Prior instrument reference: Doc# 2204119081, Recorded: 02/10/2022

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

Village of Oak Lawn	Real Estate Transfer Tax	\$500	05712	Village of Oak Lawn	Real Estate Transfer Tax	\$20	04425
Village of Oak Lawn	Real Estate Transfer Tax	\$200	05420	Village of Oak Lawn	Real Estate Transfer Tax	\$20	04426
Village of Oak Lawn	Real Estate Transfer Tax	\$100	04519	Village of Oak Lawn	Real Estate Transfer Tax	\$10	03057

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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.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 8 day of Feb., 2024.

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

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

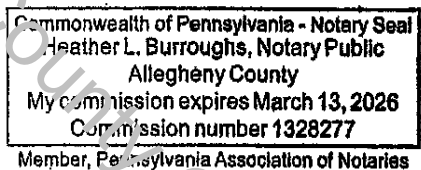
STATE OF Pennsylvania  
COUNTY OF Allegheny

This instrument was acknowledged before me on 8 day of Feb., 2024 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]  
(Signature of Notary Public)

Print Name: HEATHER L. BURROUGHS

My commission expires: MY COMMISSION EXPIRES MARCH 13, 2026



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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: \_\_\_\_\_

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Agent

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**REAL ESTATE TRANSFER TAX**

27-Feb-2024



<b>COUNTY:</b>	85.00
<b>ILLINOIS:</b>	170.00
<b>TOTAL:</b>	255.00

24-17-213-014-1050

| 20240201639036 | 0-822-784-560

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