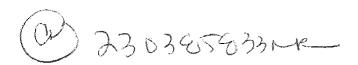
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AFTER RECORDING RETURN TO: ANGELA SHAMA 1202 MAST CT Flossmoor, IL 60422

NAME AND ADDRESS OF TAXPAYER: ANGELA SHAMA 1202 MAST CT Flossmoor, 7L 60422

This document prepared by: Courtney E. Dec. 2sq. 8940 Main Street Clarence, NY 14031 866-333-3081

Parcel ID No.: 32-07-109-008-0000

Doc#. 2408702034 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/27/2024 9:40 AM Pg: 1 of 3

Dec ID 20240301660480 ST/Co Stamp 0-596-567-600 ST Tax \$275.00 CO Tax \$137.50

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20 day of ________, 202 by and between FIFTH THIRD BANK NATIONAL ASSOCIATION, whose mailing address is 5001 Kingsley Drive, Cincinnati, OH 45227, hereinafter referred to as Granter(s) and ANGELA SHAMA, whose tax mailing address is 1202 MAST CT, Flossmoor, IL 60422, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in considerat or, of the sum of Two Hundred Seventy Five Thousand Dollars and Zero Cents (\$275,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveved 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 8 IN BLOCK 1 IN GOLFVIEW MANOR, BEING A SUBDIVISION OF PARTS OF SECTIONS 6 AND 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 11/21/1958 # 3 DOCUMENT #17383993 IN COOK COUNTY, ILLINOIS.

Property commonly known as: 1202 MAST COURT, FLOSSMOOR, IL 60422

Prior instrument reference: Instrument Number: 2325134058, Recorded: 09/08/2023

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

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

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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.

FIFTH THIRD BANK NATIONAL ASSOCIATION
Ву:
Name: Kyle Pfetzer Vice President
Title:
7
Signed, sealed and delivered in the presence of: Witness: Signature Signature Print Name: Officer STATE OF OHIO
Drawn Elfers
Signature Sharon Elfers Print Name: Officer
STATE OF OHIO COUNTY OF HAMILTON
This instrument was acknowledged before me on
Nyle Pfetzer Of FIFTH THIRD BANK NATIONAL ASSOCIATION OF FIFTH THIRD BANK NATIONAL ASSOCIATION THE PROPERTY OF THE PROPERTY
(Signature of Notary Public) Tina Johnson Notary Public State of Ohio
Print Name: TINA Johnson 20 My Comm. Expires April 23, 2027
My commission expires: 4-23-27

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MUNICIPAL TRANSFER STAMP (If Required)	COUNTY/ILLINOIS TRANSFER STAMP (If Required)
EXEMPT under provisions of Paragraph	Section 31-45, Property Tax Code.
Date:	
Agent	County Clark's Office