

# UNOFFICIAL COPY

Doc#: 2415724341 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 2:17 PM Pg: 1 of 6

Doc ID 20240501609505

ST/Co Stamp 0-923-825-456 ST Tax \$280.00 CO Tax \$140.00

**Fidelity National Title**

**RECORDING COVER PAGE**

**SWD**

**SCKL230201691**

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Commitment Number: 230201691  
 Seller's Loan Number: 4009011911

AFTER RECORDING RETURN TO:  
 SAMUEL L. CLARK and JOHN J. TUMMINELLO  
 1935 S 13TH AVE  
 Maywood, IL 60153

GRANTEE'S ADDRESS  
 NAME AND ADDRESS OF TAXPAYER:  
 SAMUEL L. CLARK and JOHN J. TUMMINELLO  
 1935 S 13TH AVE  
 Maywood, IL 60153

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

Parcel ID No.: 15-15-412-014-0000

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 30 day of May, 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 SAMUEL L. CLARK and JOHN J. TUMMINELLO, whose tax mailing address is 1935 S 13TH AVE, Maywood, IL 60153, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seventy Nine Thousand Nine Hundred Dollars and Zero Cents (\$279,900.00), 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 292 IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION HARRISON STREET AND 9TH AVENUE SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED ON FEBRUARY 9, 1924 AS DOCUMENT NUMBER 8278599, IN COOK COUNTY, ILLINOIS.**

Property commonly known as: 1935 S 13TH AVE, MAYWOOD, IL 60153

Prior instrument reference: Doc#. 2219249059, Recorded: 07/11/2022

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

Real Estate Transfer Tax Paid

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1120-00  
*Ramla Skopar*  
 VILLAGE OF MAYWOOD  
 5/29/2024

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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.

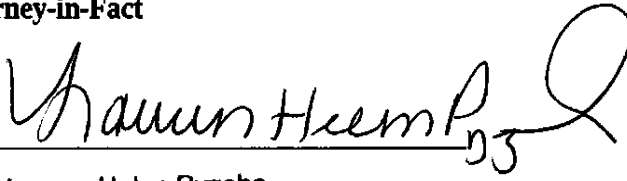
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by 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 3 day of May, 2024.

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

By: 

Name: Lauren Helen Pyzoha

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania

COUNTY OF Allegheny

This instrument was acknowledged before me on 3 day of May, 2024 by Lauren Helen Pyzoha 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: HEATHER L. BURROUGHS

My commission expires: MY COMMISSION EXPIRES MARCH 13, 2026

Commonwealth of Pennsylvania - Notary Seal  
Heather L. Burroughs, Notary Public  
Allegheny County  
My commission expires March 13, 2026  
Commission number 1328277  
Member, Pennsylvania Association of Notaries

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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**

04-Jun-2024



<b>COUNTY:</b>	140.00
<b>ILLINOIS:</b>	280.00
<b>TOTAL:</b>	420.00

15-15-412-014-0000

| 20240501609505 | 0-923-825-456

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