

**UNOFFICIAL COPY**

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2819/0040 54 001 Page 1 of 3  
2002-04-01 08:09:00  
Cook County Recorder 25.50

APR 17 '02  
862.50  
[Seal]



3028

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that CITIFINANCIAL MORTGAGE COMPANY, INC., (CFC), authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to KAROL ZIELINSKI, address: 1804 South Wenonah Avenue, Berwyn, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

Lot 5 in Block 13 in Hillside Manor Unit Number 3, being a Subdivision in the North 1/4 of the Northwest 1/4 of Section 17, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

(a) general real estate taxes for the 2<sup>nd</sup> installment 2001 and subsequent years; and

1st AMERICAN TITLE order # 097123530

(b) building set back lines and easements of record.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\$ 115.00  
DEPT. OF REVENUE  
APR-201  
PB.10342  
044018



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP APR-201  
Pd. 10837  
57.50



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IN WITNESS WHEREOF, the said CITIFINANCIAL MORTGAGE COMPANY, INC. has caused its corporate seal to be affixed and these presents to be signed by its Assistant Vice President and Assistant Secretary on its behalf, this 25<sup>th</sup> day of March, 2002.



CITIFINANCIAL MORTGAGE COMPANY, INC.

By: Michael Messier  
MICHAEL MESSIER Assistant Vice President  
ASSISTANT VICE PRESIDENT

ATTEST:

THIS INSTRUMENT WAS PREPARED BY:

Wilda B. Price  
Assistant Secretary  
WILDA B. PRICE, ASST. SECY.  
STATE OF MISSOURI

Hauselman & Rappin, Ltd.  
39 South LaSalle Street  
Chicago, Illinois 60603

COUNTY OF ST. LOUIS

I, Michael Messier, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Michael Messier, personally known to me to be the Assistant Vice President of CITIFINANCIAL MORTGAGE COMPANY, INC., and Wilda B. Price, personally known to me to be the Assistant Secretary of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25<sup>th</sup> day of March, 2002.

ADDRESS OF PROPERTY:  
326 North Forest Avenue, Hillside, Illinois 60162

PERMANENT INDEX NO. 15-17-111-024

Pat Willis

Notary Public  
PAT WILLIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
JEFFERSON COUNTY  
MY COMMISSION EXP. JUNE 27, 2005

MAIL TO:  
LAW OFFICE OF JEFFREY S. EVERS  
5613 N. WINTHROP, 2B  
CHICAGO, IL 60660



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