

FROM

(TUE) 4 16 2002 16:04/ST. 16:03/NO. 5010985314 P 3

MAIL TO: LAW OFFICES OF JOHN J. ZARON  
12616 S. HARLEM AVE.  
PAWS HEIGHTS, IL 60463

UNOFFICIAL COPY

0020476247

3387/0275 05 001 Page 1 of 3  
2002-04-25 15:01:24  
Cook County Recorder 25.50



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**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that CITIFINANCIAL MORTGAGE COMPANY, INC., duly 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 WILLIAM FISCHER, address: 925 Curtis Avenue, Joliet, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

3  
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Lot 408 in Richton Hills Second Addition, being a subdivision of part of the Southwest 1/4 of Section 27, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof registered in the office of the registrar of titles of Cook County, Illinois on February 4, 1969 as Document 2434295 and surveyors certificates of correction thereof registered March 12, 1969 as Document 2439592 and surveyors certificate of correction therefore registered registered on May 6, 1969 as Document 2449347 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
- (b) building set back lines, easements and covenants and/or restrictions 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:

FIRST AMERICAN TITLE  
ORDER NUMBER C13601  
10F3 9P

20476247

Property of Cook County Clerk's Office

RECEIVED  
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 COUNTY OF COOK  
 JAN 20 2011  
 CHICAGO, ILL.

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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.

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 17th day of April, 2002.



**CITIFINANCIAL MORTGAGE COMPANY, INC.**

*Charles H. Stern*

CHARLES H. STERN ~~Assistant Vice President~~  
Vice President

ATTEST:

*Wilda B. Price*

Assistant Secretary  
WILDA B. PRICE, ASST. SECY.

**THIS INSTRUMENT WAS PREPARED BY:**

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

**STATE OF MISSOURI**

**COUNTY OF ST. LOUIS**

I, PAT WILLIS, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that CHARLES H. STERN Vice President, personally known to me to be the ~~Assistant Vice President~~ of CITIFINANCIAL MORTGAGE COMPANY, INC., and WILDA B. PRICE ASST. SECY., 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 17th day of April, 2002.

*Pat Willis*  
Notary Public

**ADDRESS OF PROPERTY:**  
4505 Poplar Avenue, Richton Park, IL 60471

**PERMANENT INDEX NO. 31-27-315-005**

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

Property of Cook County Clerk's Office

