

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 0326829091
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 09/25/2003 10:22 AM Pg: 1 of 2

THIS INDENTURE, made this 22nd day of August, 2003, between, THE GRANTOR, CITIBANK N.A. AS TRUSTEE, duly authorized to transact business in the State of Illinois, and

Eric Wills

the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of DIRECTORS of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of ILLINOIS known and described as follows, to wit:

LOT 62 IN MONARCH SUBDIVISION UNIT NO. 2 OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

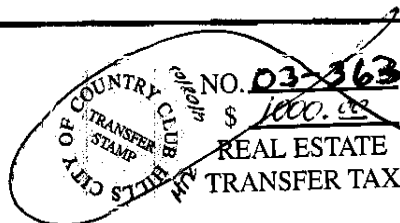
SUBJECT TO: (a) general and special real estate taxes not due and payable at the time of closing; (b) building lines, building laws, ordinances and easements; (c) zoning laws; (d) public and private roads and highways; (e) covenants conditions and restrictions of record; (f) party wall rights and agreements.

Permanent Real Estate Index Number(s): 31-03-426-004

Address of Real Estate: 4311 West 187th Street, Country Club Hills, IL 60478

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise



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COOK COUNTY ORDER #

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In Witness Whereof, said GRANTOR has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Secretary the day and year first above written.

CITIBANK, N.A. AS TRUSTEE BY:
Chase Manhattan Mtg. Corp. as Attney-In-Fact

By: Jane Guyette, Vice President

Attest: Carol Wilkinson
Carol Wilkinson, Asst. Secretary

STATE OF CA
COUNTY OF San Diego

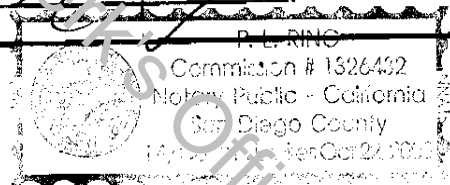
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane Guyette personally known to me to be the Vice President of CITIBANK N.A. AS TRUSTEE, and Carol Wilkinson personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Vice President and Asst. 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, 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 22nd. day of August, 2003.

Commission expires 10/22/05, 20

[Signature] (NOTARY PUBLIC)

This instrument was prepared by: **Jeffrey T. Cernek**
1701 East Lake Avenue, # 460
Glenview, IL 60025



MAIL TO:

SEND TAX BILLS TO:

