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Mail recorded instrument 4.

A.R. TRAVIS & ASSOCIATES, INC.
c/o David A. Goldman
523 S. Plymouth Ct. #204
Chicago, IL 60605



0331626045D

Doc#: 0331626045
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/12/2003 09:46 AM Pg: 1 of 3

3423

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 A.R. TRAVIS & ASSOCIATES, INC., address: 523 South Plymouth Court, Suite 204, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

*An Illinois Corp.

Lot 29 in Block 67 in Ivanhoe Unit No. 3, being Branigar Brothers Subdivision of part of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded August 27, 1925 as Document No. 9017478 in Cook County, Illinois.

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11/12

FATC 616839 2072

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

- (a) general real estate taxes for 2003 and subsequent years; and
- (b) building set back lines 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

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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 _____ and _____ on its behalf, this 14th day of October, 2003. RHONDA FRAILEY, AVP DORY BLACKWOOD
Assistant Secretary

CITIFINANCIAL MORTGAGE COMPANY, INC.

By: *Rhonda Frailey*
RHONDA FRAILEY, AVP

ATTEST:

Dory Blackwood
DORY BLACKWOOD
Assistant Secretary

STATE OF MISSOURI

COUNTY OF ST. LOUIS



THIS INSTRUMENT WAS PREPARED BY:

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

I, PAT WILLIS, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that RHONDA FRAILEY, AVP, personally known to me to be the RHONDA FRAILEY, AVP of CITIFINANCIAL MORTGAGE COMPANY, INC., DORY BLACKWOOD, personally known 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 RHONDA FRAILEY, AVP and DORY BLACKWOOD, 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 14th day of October, 2003.

Pat Willis

Notary Public

ADDRESS OF PROPERTY:

14319 South Wentworth Avenue, Riverdale, IL 60827

PERMANENT INDEX NO. 29-04-408-010

