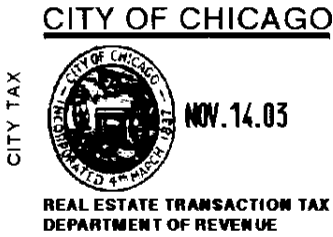




Doc#: 0333242174
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 11/28/2003 10:36 AM Pg: 1 of 3



# 0000003797	REAL ESTATE TRANSFER TAX
	00783.75
	FP 102812

3422

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 NANNETTE CULP, address: 8323 SOUTH ESSEX, CHICAGO, ILLINOIS, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

The South 5 Feet of Lot 8 and all of Lot 9 and the North 5 Feet of Lot 10 in J.C. McCarine's Resubdivision of Block 55 of Hill's Addition to South Chicago, being a Subdivision of the Southwest 1/4 of Section 31, Township 38 North, Range 15, 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:

1st AMERICAN TITLE order # 333168

- (a) general real estate taxes for 2003 and subsequent years: *if of*
- (b) building set back lines as shown on the plat; and
- (c) covenants, conditions and restrictions contained in the document recorded as Document 332203 and any amendments thereto, relating to, among other things: type of building to be erected on the subject land.

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:

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Property of Cook County Clerk's Office



UNOFFICIAL COPY

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 14th day of October, 2003.

CITIFINANCIAL MORTGAGE COMPANY, INC.

By: *Rhonda Fratley*
 Assistant Vice President **RHONDA FRATLEY, AVP**

ATTEST:

THIS INSTRUMENT WAS PREPARED BY

Dory Blackwood
 Assistant Secretary **DORY BLACKWOOD**
 Assistant Secretary

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 **RHONDA FRATLEY, AVP**, personally known to me to be the Assistant Vice President of CITIFINANCIAL MORTGAGE COMPANY, INC., and **DORY BLACKWOOD**, Assistant Secretary, 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 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 14th day of October, 2003.

PAT WILLIS
 Notary Public - Notary Seal
 STATE OF MISSOURI
 JEFFERSON COUNTY
 MY COMMISSION EXP. JUNE 27, 2008

Pat Willis
 Notary Public

ADDRESS OF PROPERTY:
 8524 South Essex, Chicago, Illinois 60617

Permanent Index No. 21-31-317-028

MAIL DEED TO: NANNETTE CURP, 8524 S ESSEX, CHICAGO, ILL. 60617