

UNOFFICIAL COPY

SELLING
OFFICIAL'S
DEED



Doc#: 0401504211
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/15/2004 12:11 PM Pg: 1 of 2

Fisher & Fisher #53079

The grantor, Kallen Financial & Capital Services, Inc., an Illinois corporation, not individually but as the Selling Official in the Circuit Court of Cook County, Illinois cause 02 CH 21812 entitled Citifinancial Mortgage Company v. Ovidiu Birica, et al., in accordance with a Judgment of Foreclosure entered therein pursuant to which following described real property was sold at a public sale from which no redemption has been made, for good and sufficient consideration does hereby grant, convey, and transfer to the grantee Citifinancial Mortgage Company:

Unit 311, together with its undivided percentage interest in the common elements, in 7306 North Winchester Condominium as delineated and defined in the Declaration recorded as document number 25159251 in the southeast 1/4 of Section 30, Township 41 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.
c/k/a 7320 N. Rogers Ave., Unit #311, Chicago, IL 60626
Tax I.D. # 11-30-408-076-1029

In witness whereof, Kallen Financial & Capital Services, Inc. has executed this deed by a duly authorized officer.

KALLEN FINANCIAL & CAPITAL SERVICES, INC.

By: [Signature]
President

Subscribed and sworn to before me
this 12th day of January, 2004.

[Signature]
Notary Public



JAN 12 2004
I HEREBY DECLARE THAT THIS DEED
REPRESENTS A TRANSACTION EXEMPT
UNDER THE REAL ESTATE TRANSFER
TAX ACT, PARAGRAPH "L"

JAN 12 2004
Exempt under provisions of Paragraph "L"
Section 200.1-2B6 of the Chicago
Transaction Tax Ordinance.

Deed prepared by Laurence H. Kallen, 1640 D N. Burling St., Chicago, IL 60614
Return recorded deed to Fisher & Fisher, Suite 2520, 120 N. LaSalle St., Chicago, IL 60602

Send Subsequent Tax Bills To: Citifinancial Mortgage Company
1111 Northpoint Drive
Coppell, TX 75019

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 12, 2004

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said Notary
this 12 day of Jan, 2004
Notary Public _____

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 12, 2004

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said Notary
this 12 day of Jan, 2004
Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

118 NORTH CLARK STREET ■ CHICAGO, ILLINOIS 60602-1387 ■ (312) 603-5050 ■ FAX (312) 602-5063