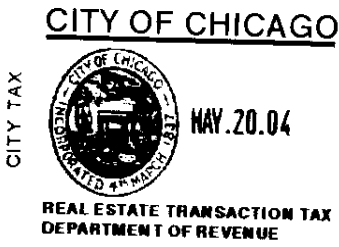


UNOFFICIAL COPY



# 0000006710	REAL ESTATE TRANSFER TAX
	00487.50
	FP 102812



Doc#: 0416301119
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 06/11/2004 10:08 AM Pg: 1 of 2

FIRST AMERICAN TITLE
ORDER # 444883 HW
2/2 SAJ

3544

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 PATRIA PARTNERS, L.L.C., address: ~~48110~~ ¹⁸²⁰¹ ~~DIXIE HIGHWAY~~, HOMewood, ILLINOIS, GRANTEE(S), all of the following described premises situated in COOK County, Illinois, to-wit:

Lot 4 (except the West 20 feet as measured on the South line thereof) and Lot 5 in William A. Bond and Company's Subdivision of Lots 8 and 9 in Block 4 of Auburn Park, a Subdivision of Section 28, Township 38 North, Range 14, 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:

- (a) general real estate taxes for 2003 and subsequent years.

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
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

2/2

UNOFFICIAL COPY

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 _____ day of April, 2004.



CITIFINANCIAL MORTGAGE COMPANY, INC.

By: *[Signature]*

MICHAEL MESSIER
ASSISTANT VICE PRESIDENT

ATTEST:

[Signature]
DEBBY DAVIS, 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, Vivian A. Hamilton, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that MICHAEL MESSIER ASSISTANT VICE PRESIDENT and _____ personally known to me to be said officers of CITIFINANCIAL MORTGAGE COMPANY, INC., 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 officers, 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 22nd day of April, 2004.

[Signature]
Notary Public

ADDRESS OF PROPERTY:
448 West 76th Street, Chicago, IL 60620
PERMANENT INDEX NO. _____

20-28-305-016

