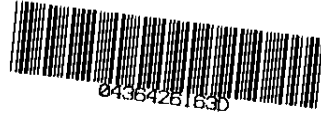


UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)



04364261630

Doc#: **0436426163**
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/29/2004 12:38 PM Pg: 1 of 3

THIS INDENTURE, made this 24th day of November 2004 between CITIFINANCIAL MORTGAGE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and JOSE F. CANELO, party of the second part. (GRANTEE'S ADDRESS) 378-380 EAST KENSINGTON, CHICAGO, Illinois 60628

*AND MARIA CANELO, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, 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 party of the second part, and to their 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:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 25-22-303-063-0000, 25-22-303-064-0000
Address(es) of Real Estate: 378-380 EAST KENSINGTON, CHICAGO, Illinois 60628

Together with all the singular and 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

FIRST AMERICAN TITLE

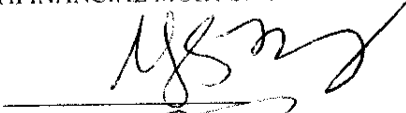

043163
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UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____ the day and year first above written.

CITIFINANCIAL MORTGAGE COMPANY

By 
NANCY LEONG, AVP

PERRY POLLARD, AVP

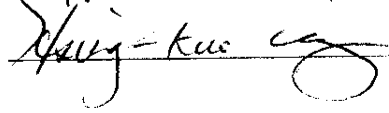


STATE OF MISSOURI COUNTY OF ST. CHARLES ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that NANCY LEONG, AVP personally known to me to be the AVP of the CITIFINANCIAL MORTGAGE COMPANY and PERRY POLLARD, AVP personally known to me to be the AVP, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such NANCY LEONG, AVP and PERRY POLLARD, AVP 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 10th day of Nov. 2004

Hsing-Kuo Chang - Notary Public
Notary Seal, State of
Missouri - St. Charles County
My Commission Expires 8/24/2008

 (Notary Public)

Prepared By: Michael Fisher
120 N Lasalle St 2520
Chicago, Illinois 60602

Mail To:
JOSE F. CANELO
378-380 EAST KENSINGTON
CHICAGO, Illinois 60628

Name & Address of Taxpayer:
JOSE F. CANELO
378-380 EAST KENSINGTON
CHICAGO, Illinois 60628

COUNTY TAX
REVENUE STAMP
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 20.04
0000003253
REAL ESTATE TRANSFER TAX
00032.50
FP 103028

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
DEC. 20.04
0000003041
REAL ESTATE TRANSFER TAX
00065.00
FP 103027

CITY TAX
CITY OF CHICAGO
DEC. 20.04
0000011535
REAL ESTATE TRANSFER TAX
00487.50
FP 102812
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Lots 6 and 7 in Block 4 in Kensington Subdivision of the Southwest 2/3 acres, West of Illinois Central Railway, of the North 60 acres of the Southeast 1/4 of Section 22, Township 37 North, Range 14, East of the Third Principal Meridian, and Lots 1 and 4 in Assessor's Subdivision of the North 60 acres of the Southwest 1/4 of Section 22, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 25-22-303-063-0000 Vol. 291

Property Address: 378-380 E Kensington, Chicago, Illinois 60628

Property of Cook County Clerk's Office