

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0515233055  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/01/2005 08:50 AM Pg: 1 of 3

THIS AGREEMENT, made this 20 day of May, 2005, between CITIFINANCIAL SERVICES, INC., a corporation created and existing under and by virtue of the laws of the State of PA and duly authorized to transact business in the State of Illinois, as GRANTOR, and JACEK TOPOR

\_\_\_\_\_  
(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THE SOUTH 13 FEET OF LOT 7, LOT 8 (EXCEPT THE SOUTH 23 FEET) IN BLOCK 30 IN HALSTED STREET ADDITION WASHINGTON HEIGHTS IN THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

1861  
**LASALLE TITLE**  
**FILE # 186155 / m /**  
**LT1519**

Together with all and singular the hereditaments and appurtenances her unto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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 encumbered 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 DEFEND as to matters of title.

Real Estate Transfer Stamp \$888.75  
City of Chicago Dept. of Revenue 381448



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Permanent Real Estate Numbers: 25-08-212-032

Address of the Real Estate: 9636 SANGAMON STREET, CHICAGO, IL 60643

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its DeSantis Secretary, the day and year first above written.

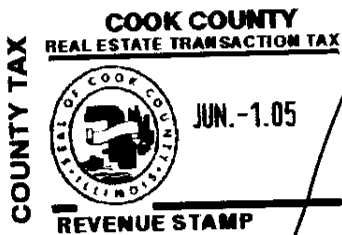
CITIFINANCIAL SERVICES, INC.

By Angelo DeSantis  
President Vice President

Attest: Jim Jacquelin  
Secretary Assistant Secretary

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
0005925
FP326670

# 0000161503



REAL ESTATE TRANSFER TAX
0011850
FP326660

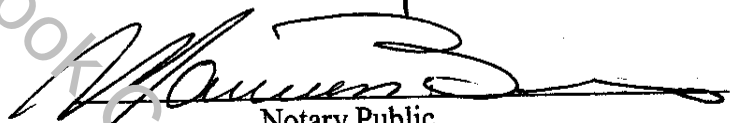
# 000020684

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STATE OF PA )  
 ) ss.  
COUNTY OF Montgomery )

I, Maureen Burns, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Angelo Desantis, personally known to me to be the Vice President of CITIFINANCIAL SERVICES, INC., a New York corporation, and Jim Jacquin, personally known to me to be the Assis 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 Vice President and Assis 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 20 day of May, 2005.

  
Notary Public

Commission Expires \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Maureen Burns, Notary Public  
Lansdale Boro, Montgomery County  
My Commission Expires July 15, 2008

Member, Pennsylvania Association Of Notaries

MAIL TO:

Judith L. Johnson  
5796 Archer Ave  
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Jacek Topor  
7934 W. 81<sup>st</sup> place  
Bridgview, IL 60455