



Doc#: 0814344014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2008 11:10 AM Pg: 1 of 3

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
HC2006 CO- 5139 (3073)

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 11th day of April, 2008, between LIQUIDATION PROPERTIES INC., duly authorized to transact business in the State of Illinois, party of the first part, and NAM PHAM, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars 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 party of the second part, 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:

K AND TAMMY PHAM, AS JOINT TENANTS

UNIT 4N IN THE 4335-37 N. FRANCISCO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 42 (EXCEPT THE SOUTH 12 FEET THEREOF) AND ALL OF LOTS 43 AND 44 (EXCEPT THE NORTH 12 1/2 FEET THEREOF) IN THE RESUBDIVISION OF BLOCK 2 IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 1, 2004 AS DOCUMENT NUMBER 433603021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the 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 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 party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 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 DEFEND, subject to:

General real estate taxes for 2007 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders,

UNOFFICIAL COPY

42753-69216794-LH

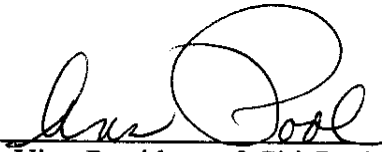
laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 13-13-306-036-1004

Address(s) of Real Estate: 4335-4337 N. Francisco Unit #4N Chicago, IL 60618

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 _____ Secretary, the day and year first above written.

LIQUIDATION PROPERTIES INC.

By 
Ann Pool, Vice President of Citi Residential Lending
Inc. as attorney in fact

Attest: _____

****NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF****

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 105 West Veterans Parkway, Yorkville, Illinois 60560 (630) 892-2323 ext. 234

~~Mail to:~~

~~Wheatland Title Guaranty~~
~~105 West Veterans Parkway~~
~~Yorkville, Illinois 60560~~

NINH MA
5041 N. BROADWAY, #200
CHICAGO, IL 60640

Send Subsequent Tax Bills to.

NAM PHAM
9238 Natchez Ave
MORTON GROVE IL 60053

UNOFFICIAL COPY

ACKNOWLEDGMENT

State of California
County of San Bernardino

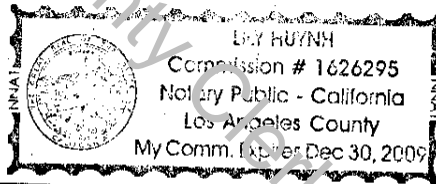
On April 11, 2008 before me, Lily Huynh, Notary Public
(here insert name and title of the officer)
personally appeared Ann Pool

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

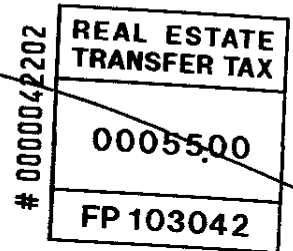
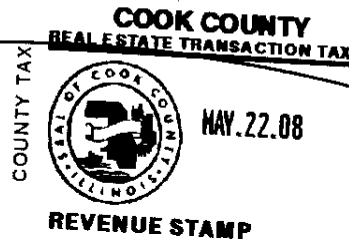
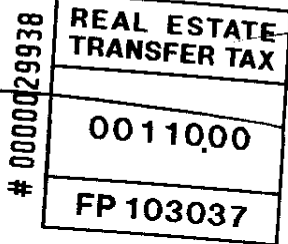
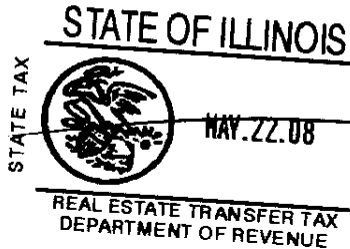
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



City of Chicago
Dept. of Revenue
552626



Real Estate
Transfer Stamp
\$1,155.00

05/22/2008 10:30 Batch 36093 30