

UNOFFICIAL COPY



Doc#: 0816918093 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/17/2008 04:19 PM Pg: 1 of 3

MAIL TO:

BBC Real Estate
1207 E 53rd South #76
Chicago, IL 60615
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INSTRUMENT, made this 22ND day of APRIL, 2008., between **Citibank, N.A., as Trustee**, a corporation created and existing under and by virtue of the laws of the State of TX and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Chicago Title & Trust as trustee under trust agreement and known as trust # 8002347907**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **25-27-112-010-0000**
PROPERTY ADDRESS(ES):

12025 South Praire Avenue, Chicago, IL 60628

IN WITNESS WHEREOF, said party of the first part has caused by its atty-in-fact, the day and year first above written.

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PLACE CORPORATE



SEAL HERE

Citibank, N.A., as Trustee

By: Susan Christy
EMC Mortgage Corporation
as attorney-in-fact

SUSAN F. CHRISTY
VICE PRESIDENT

STATE OF Texas)
COUNTY OF Denton) SS

I, Ferry Askari, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Christy, personally known to me to be the atty-in-fact for Citibank, N.A., as Trustee, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the atty-in-fact, he/she signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22 day of April, 2008.

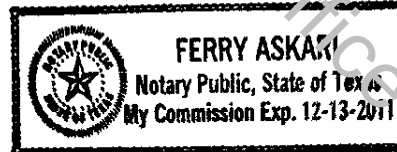
Ferry Askari
NOTARY PUBLIC

My commission expires: _____

This Instrument was prepared by PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602
BY: Meeghan Holly

PLEASE SEND SUBSEQUENT TAX BILLS TO:

BBC Real Estate
1507 E. 53rd St. Sp. 876
Chicago, IL 60615



REAL ESTATE TRANSFER TAX
0001800
FP 103037

0000031023

STATE OF ILLINOIS

JUN 17 08

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

12025 S. PRAIRIE AVE., CHICAGO IL 60628

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. 17. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000900
FP 103042

000043286

City of Chicago
Dept. of Revenue
554864
06/17/2008 15:49 Batch 32617 75



Real Estate Transfer Stamp
\$189.00

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EXHIBIT A

LOT 10 IN BLOCK 2 IN WACHOWSKI'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 12 IN FIRST ADDITION TO KENSINGTON IN THE NORTHWEST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 12025 South Prairie Avenue, Chicago, IL 60628

Property of Cook County Clerk's Office