

UNOFFICIAL COPY



Doc#: 0831505105 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2008 11:28 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # 1815776

4122

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, INC., successor by reason of merger with 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 SALVATORE DEMMA, address: 568 e. Lincoln, Des Plaines, IL 60018, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NUMBER 203 AT 2030 N. RAND IN FOXFIRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF THE EAST ½ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 14, 2004 AS DOCUMENT NUMBER 0413534023, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 2030 North Rand Road, Unit 203, Palatine, Il 60067  
Permanent Index No. 02-02-400-082-1055

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2008 and subsequent years;
- (b) easements of record; and
- (c) provisions, conditions, assessments, covenants, restrictions, options and easements as created by the Declaration of Condominium recorded May 14, 2004 as Document Number 0413534023, and as amended from time to time; and provisions, conditions and limitations as created by the Condominium Property Act.

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

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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.

This instrument was acknowledged before me on the 13<sup>TH</sup> day of October, 2008, by MARIA CARILLO, authorized signer of National Default REO Services, A Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operating under the laws of the State of California, on behalf of said corporation.

National Default REO Services, A Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operating under the laws of the State of California

By:   
 MARIA CARILLO, Vice President

STATE OF CALIFORNIA  
 COUNTY OF RIVERSIDE

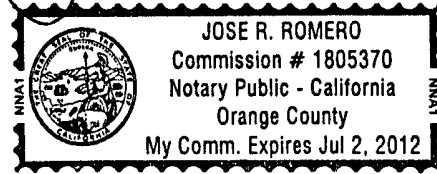
THIS INSTRUMENT WAS PREPARED BY:  
 Hauselman, Rappin & Olswang, Ltd.  
 39 South LaSalle Street  
 Chicago, Illinois 60603

I, Jose R. Romero, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that MARIA CARILLO, personally known to me to be the authorized signer of National Default REO Services, A Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operation under the laws of the State of California, on behalf of said corporation., successor by reason of merger with CITIFINANCIAL MORTGAGE COMPANY, INC., 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 acknowledged that as such Vice President, (s)he 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 his/her free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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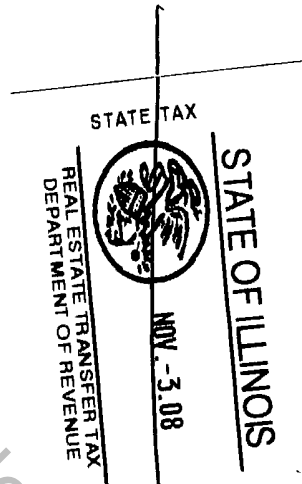
GIVEN under my hand and official seal this 13th day of October, 2008.

*[Handwritten Signature]*  
Notary Public: Jose R. Romero

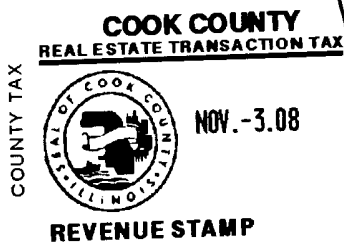


Mail to: Thomas M Breen  
619 S. Addison Rd  
Addison, IL 60101

Send Tax Bill to:  
Salvatore Demma  
568 E. Lincoln,  
Des Plaines, IL 60018



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|--------------------------|---------|
| # 0000057500             |         |
| FP 103027                | 0008,50 |
| REAL ESTATE TRANSFER TAX |         |



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| 927500000    | REAL ESTATE TRANSFER TAX |
| # 0000057706 | 0004425                  |
|              | FP 103028                |