

SPECIAL WARRANTY DEED

08.06930 Au

Statutory (Illinois)
(Corporation to Individual)

Joint Tenants

MAIL TO:

Michelle Broughton-Fountain
Attorney at Law
19150 S. Kedzie, Suite 103B
Flossmoor, Illinois 60422

NAME & ADDRESS OF TAXPAYER:

Oscar Coleman and Anne Coleman
9241 S. Dobson Avenue
Chicago, IL 60619

UNOFFICIAL COPY



Doc#: 0902140059 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/21/2009 12:05 PM Pg: 1 of 3

PREMIER TITLE

THE GRANTOR: Citibank, N.A. as Trustee, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Oscar Coleman and Anne Coleman, 8950 S. Richmond Avenue, Evergreen Park IL 60805, husband and wife, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto 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, their 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, 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 DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements covenants and restrictions of record.

Permanent Real Estate Index Number(s): 25-02-312-015-0000
Property Address: 9241 S. Dobson Avenue, Chicago, IL 60619

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 the presents by its X Vice President, and attested by its X Asst. Secretary, this X 17th day of X Dec., 2008.



Name of Corporation: Citibank, N.A. as Trustee by: EMC Mortgage Corporation as it Attorney- In-Fact

By X Teresa Lison VP
President

ATTEST: X Eileen Deaton (SEAL)
Assistant Secretary
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF TEXAS

UNOFFICIAL COPY

County of Denton

)SS

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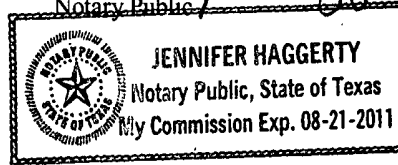
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

X Teresa Nixon

personally known to me to be the X Vice President of EMC Mortgage Corporation as Attorney-In-Fact for Citibank, N.A, as Trustee, and X Eileen Deaton personally known to me to be the X Asst. 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 Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this X 17th day of Dec., 2008

X Jennifer Haggerty
Notary Public



My commission expires on X August 21, 2011



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE: _____

NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 9241 S. Dobson Avenue, Chicago, IL 60619

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591

City of Chicago
Dept. of Revenue
571162
01/16/2009 12:32 Batch 03140 49



Real Estate
Transfer Stamp
\$84.00

PREMIER TITLE COMPANY
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
0000051326
JAN. 16. 09
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00004.00
FP 103042

STATE OF ILLINOIS
STATE TAX
0000039046
JAN. 16. 09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00008.00
FP 103037

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THE NORTH 3 FEET OF LOT 29 AND ALL OF LOT 30 IN BLOCK 16 IN JACOB'S SUBDIVISION OF BLOCKS 10 TO 16 INCLUSIVE IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION IN THE WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1890 AS DOCUMENT NUMBER 1251638, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office