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After Recording Return To:

Venture Title Group, LLC
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207



Doc#: 0910718015 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2009 10:11 AM Pg: 1 of 3

This Instrument was prepared under the supervision of:

Shawn Freibert, Attorney at Law

Mail Tax Statements To:

Salim Hemani
1111 Algonquin Road, Unit 13
Arlington Heights, IL 60005

Property Address:

1111 Algonquin Road, Unit 13
Arlington Heights, Illinois 60005

Property Tax ID#: 08-15-402-025-1053

_____ This space above is for recording information only _____

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 3/24/2009, **CitiMortgage, Inc.**, with the address of 1000 Technology Drive, MS 314, O'Fallon, MO 63304, hereinafter called **GRANTOR**, conveys and special warrants to **Salim Hemani**, residing at 1111 Algonquin Road, Unit 13, Arlington, Heights, IL 60005, hereinafter called **GRANTEES**:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.

GRANTOR, for and in consideration of the sum of FORTY THOUSAND DOLLARS AND ZERO CENTS (\$40,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, release, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

UNIT 1111-13 IN BRIAR TRACE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DEPICTED AND DESCRIBED ON PLAT OF SURVEY WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 2003 AS DOCUMENT NUMBER 0318903010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

THE FOLLOWING IS PROVIDED AS AN ACCOMMODATION FOR INFORMATIONAL PURPOSES ONLY. NO INSURANCE IS PROVIDED OVER SAME:

CURRENT PROPERTY ADDRESS: 1111 ALGONQUIN ROAD, UNIT 13 ARLINGTON HEIGHTS IL 60005

CURRENT ID NO: 08-15-402-025-1053

The legal description was obtained from a previously recorded instrument.

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



APR. 16.09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041670

REAL ESTATE TRANSFER TAX
00040.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 16.09

REVENUE STAMP

0000053955

REAL ESTATE TRANSFER TAX
00020.00
FP 103042

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SUBJECT ONLY TO THE FOLLOWING, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

This Deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee(s) against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

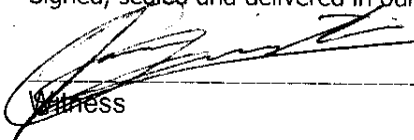
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to see and convey said land.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 3/4/2009.

Signed, sealed and delivered in our presence:


Witness


Witness **FABIAN DENZLER**

CitiMortgage, Inc.

By:

As: Authorized Signer of
US Real Estate Services Inc., as agent and Attorney in Fact

STATE OF California

COUNTY OF Orange

ACKNOWLEDGED BEFORE ME, on the 3/4/2009, the undersigned authority, personally appeared Rida Sharaf, who is the Authorized Signer of **US Real Estate Services, Inc. as agent and Attorney in Fact for CitiMortgage, Inc.**, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown a Driver's License as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.



Dana Sue Childs
NOTARY PUBLIC
My Commission Expires: Jan 17, 2011

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**