

UNOFFICIAL COPY

**SPECIAL
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)**



Doc#: 0928040040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/07/2009 10:24 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER # 1925238

Above Space for Recorder's use only

CITIFINANCIAL MORTGAGE COMPANY, INC duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$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, CONVEYS AND WARRANTS to TODD D. CAMPBELL, a married man

2013 White Oak Lane, Highland, IN

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:

LOT 1103 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 1 BEING A SUBDIVISION OF ALL OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THAT PART OF THE SOUTHEAST 1/4 OF SAID SECTION 10, LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, (EXCEPT THE NORTH 33.277 ACRES THEREOF, IN COOK COUNTY ILLINOIS.

Except coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances. This conveyance and the warranties contained herein are hereby expressly made subject to general real estate taxes not yet due and payable, special taxes and assessments, building lines, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements, public roads and highways, drainage ditches, feeders, laterals and drain tile, pipe or other conduit, party well rights and agreements.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Index Number(s): 25-10-405-001-0000

Address(es) of Real Estate: 10001 SOUTH LAWRENCE STREET, CHICAGO, IL 60628

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CITY OF CHICAGO
CITY TAX
OCT.-2.09
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
4699000000

REAL ESTATE TRANSFER TAX
00472.50
FP 102812

STATE OF ILLINOIS
STATE TAX
OCT.-2.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000000657

REAL ESTATE TRANSFER TAX
00045.00
FP 103027

COOK COUNTY
COUNTY TAX
OCT.-2.09
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
0000000657

REAL ESTATE TRANSFER TAX
00022.50
FP 103028

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In Witness Whereof said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, this 26 day of AUGUST, 2009.

CITIFINANCIAL MORTGAGE COMPANY, INC by its attorney in fact Single Source Property Solutions

Impress

Corporate Seal
Here

By Stephanie Salazar
AS Closing Coordinator

State of Pennsylvania)
County of Washington)

On August 21, 2009 before me, Rachel Demase, personally appeared Stephanie Salazar as Closing Coordinator, of Single Source Property Solutions as attorney in fact for CITIFINANCIAL MORTGAGE COMPANY, INC. 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.

WITNESS my hand and official seal.

Signature Rachel Demase (Seal)
My Commission Expires: 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

This instrument was prepared by ANGELICA J. NORRIS, 55 E. CRYSTAL LAKE AVE, CRYSTAL LAKE, ILLINOIS 60014

SEND SUBSEQUENT TAX BILLS TO:

Todd S. Campbell
2013 White Oak Lane
Highland, IL 60622

SEND RECORDED DEED TO:

Atty. Diane Darry Odell
77 W. Washington #2114
CHICAGO IL 60602