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SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)

THIS AGREEMENT, made this 3rd day of June, 2009, between CITIMORTGAGE, INC., a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT



Doc#: 0928131117 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/08/2009 02:53 PM Pg: 1 of 4

(Name and Address of Grantee)

as GRANTEE(S) WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S) and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 4 IN MACLEAN'S AND VANDERCOOK'S RE-SUBDIVISION OF LOTS 1 TO 38 OF HAAS SUBDIVISION OF LOTS 198, 199 AND 202 IN SCHOOL TRUSTEES SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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 encumbered or charged.

Permanent Real Estate Numbers: 16-16-308-031-0000

Address of the Real Estate: 5254 W. POLK ST., CHICAGO, IL 60644

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

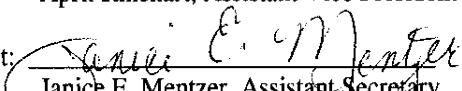
The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Assistant Vice President, and, if applicable, to be attested by its Assistant Secretary, the day and year first above written.

CITIMORTGAGE, INC.

By 
 April Rinehart, Assistant Vice President

Attest: 
 Janice E. Mentzer, Assistant Secretary

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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STATE OF Maryland)
) ss.
COUNTY OF Frederick)

I, Brenda L. Long, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that April Rinehart, personally known to me to be the Assistant Vice President of CITIMORTGAGE, INC., a DE corporation, and Janice E. Mentzer, personally known to me to be the Assistant 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 Assistant Vice President and Assistant Secretary, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors 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 official seal, this 3rd day of June, 2009.

Brenda Long
Notary Public
Commission Expires 5-19-12



Brenda L. Long, Notary Public
Frederick County
State of Maryland

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

EXEMPT FROM TAX UNDER 35 HCS 200/31-45 (H)
OF THE PROPERTY TAX CODE.

DATE: 10/08/09

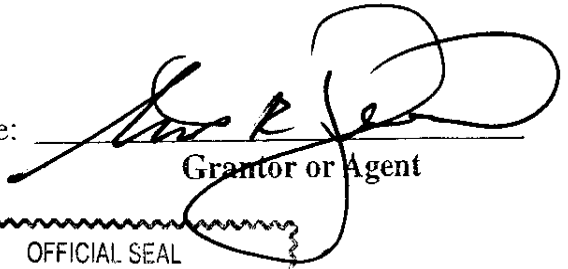
[Signature]
BUYER SELLER OR AGENT

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 8, 2009

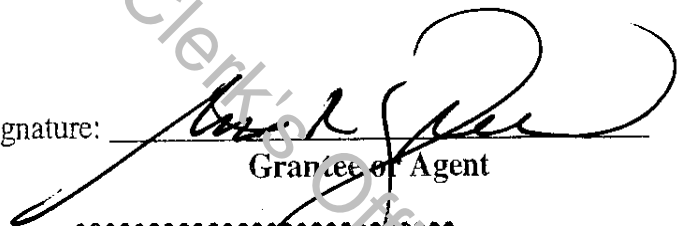
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Cathrine Broch
This 8th, day of October, 2009
Notary Public Cathrine Broch



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 8, 2009

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Cathrine Broch
This 8th, day of October, 2009
Notary Public Cathrine Broch



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)