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Doc#: 0932135000 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/17/2009 09:18 AM Pg: 1 of 3

4237

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, 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 JOHN MC GOWAN, individually, address: 833 West 15th Street, Unit 503, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:

UNITS 407 AND GU-9 IN THE UNIVERSITY COMMONS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 51 THROUGH 84, INCLUSIVE, IN THE SOUTH WATER MARKET, A RESUBDIVISION OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO UNIVERSITY COMMONS II, LLC AND ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0511519018, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-177, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511519018, AS AMENDED FROM TIME TO TIME.

Commonly known as: [REDACTED] 1070 WEST 15TH STREET, 407, CHICAGO, IL 60608
Permanent Index No: 17-20-226-063-1177 and 17-20-226-063-1194

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

- (a) general real estate taxes for the 2nd installment 2008 and subsequent years; and
- (b) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Condominium recorded April 25, 2005 as Document Number 0511519018, and any amendments thereto;

C.F.
3

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Property

STATE OF ILLINOIS
 NOV. 13.09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

STATE TAX

REAL ESTATE TRANSFER TAX
 00252.00
 FP 103027

0261.000000 *

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 13.09
 COUNTY TAX

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00126.00
 FP 103028

0261.000000 *

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 NOV. 13.09
 CITY TAX

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 02646.00
 FP 102812

00000271000000 *

Cook County Office

Cook County Office

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Number 0511519018, and any amendments thereto; 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 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.

IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 5 day of October, 2009.

CITIMORTGAGE, INC., by FIRST AMERICAN ASSET CLOSING SERVICES, its attorney in fact

By: *Charlotte Elliott* **Charlotte Elliott**

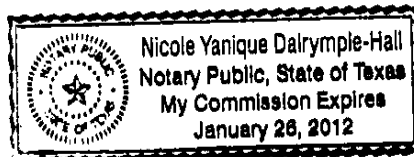
Texas
STATE OF CALIFORNIA
Dallas
COUNTY OF RIVERSIDE

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60602

Nicole Yanique Dalrymple-Hall, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that *Charlotte Elliott*, personally known to me to be the officer of CITIMORTGAGE, INC., and 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 officer, (s)he signed and delivered the said instrument, 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.

GIVEN under my hand and official seal this 5 day of October, 2009.

Nicole Yanique Dalrymple-Hall
Notary Public



MAIL TO: send tax bills to
ED O'DONNELL
9322 S. BELL AVE.
CHICAGO ILL, 60643