

# UNOFFICIAL COPY

**After Recording Return To:**

Freibert Title Group LLC  
ATTN: REO Dept.  
9500 Ormsby Station Road, Suite 301  
Louisville, KY 40223



Doc#: 0932722068 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/23/2009 02:15 PM Pg: 1 of 3

**This Instrument was prepared under the supervision of:**

Shawn Freibert, Attorney at Law

**Mail/Fax Statements To:**

*MPS COMMUNITY*  
*120 S LaSalle St*  
*Chicago, IL 60603*

**Property Address:**

3417 West Hirsch Street  
Chicago IL 60651-2315

**Property Tax ID#:** 16-02-217-016-0000

\_\_\_\_\_ This space above is for recording information only \_\_\_\_\_

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 1st day of Oct, 2009, **CITIMORTGAGE, INC.**, with the address of 1000 Technology Drive, O'Fallon, MO 63304, hereinafter called **GRANTOR**, conveys and special warrants to **MPS COMMUNITY I, LLC**, an Illinois limited liability company, with an office at 120 South LaSalle Street, Suite 185, Chicago, IL 60603, hereinafter called **GRANTEE**:

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 FIFTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$59,900.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remises, release, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

Lot 108 in Dickey's Addition to Chicago, a Subdivision of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and

BEING the same property conveyed to Blenvenido Sojo, by Warranty Deed dated November 10, 1992 and recorded on November 18, 1992 in Document #92865378, in the Recorder's Office of Cook County, Illinois; and

THEREAFTER, being the same property conveyed to CitiMortgage, Inc., by Judicial Sale Deed dated August 21, 2008 and recorded on September 2, 2008, in Document #082460066, in the Office aforesaid.

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 is provided as an accommodation for informational purposes only. No insurance is provided over same:

***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.**

*Box 334*

*Seb*

8487513.100 & e.c.m.d

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**CITY OF CHICAGO**



NOV. 23. 09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000007347

REAL ESTATE  
TRANSFER TAX

00630.00

FP 102805

**COOK COUNTY  
REAL ESTATE TRANSACTION TAX**



NOV. 23. 09

COUNTY TAX

REVENUE STAMP

# 0000005304

REAL ESTATE  
TRANSFER TAX

00030.00

FP 102802

**STATE OF ILLINOIS**



NOV. 24. 09

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000007487

REAL ESTATE  
TRANSFER TAX

00060.00

FP 102808

# UNOFFICIAL COPY

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 lawfully authority to see and convey said land.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this this date set forth above, signed, sealed and delivered in our presence:

**CITIMORTGAGE, INC.**

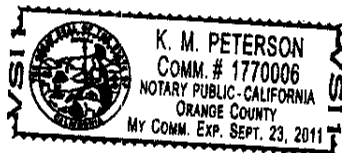
BY: [Signature]  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_ of  
US Real Estate Services, Inc. as Agent and Attorney-in-Fact

STATE OF CA }

COUNTY OF Orange }

ACKNOWLEDGED BEFORE ME, on the 1<sup>st</sup> day of October, 2009, the undersigned authority, personally appeared Rida Sharaf, who is the Auth Signor of US Real Estate Services, Inc. as Agent and Attorney-in-Fact for and 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.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 9/23/11



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.**