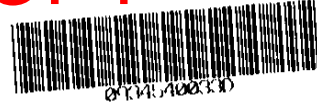


# UNOFFICIAL COPY



Doc#: 0934540033 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2009 10:25 AM Pg: 1 of 3

First American Title  
Order # 1940551

4484

## 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 JOSE LOZANO, individually, address: 5325 South Tripp Avenue, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 66 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 67 IN KEELER AVENUE AND 55<sup>TH</sup> STREET RESUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5325 S. TRIPP AVE., CHICAGO, IL 60632  
Permanent Index No: 19-10-412-048-0000

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

- (a) general real estate taxes for the 2<sup>nd</sup> installment 2008 and subsequent years.

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

# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

DEC. - 8.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

895200053

REAL ESTATE TRANSFER TAX

00135.00

FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. - 8.09

REVENUE STAMP

195200000

REAL ESTATE TRANSFER TAX

00067.50

FP 103028

CITY TAX

CITY OF CHICAGO

DEC. - 8.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007662

REAL ESTATE TRANSFER TAX

01417.50

FP 102812

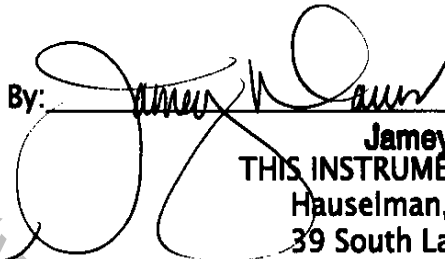
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

- 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 19 day of October, 2009.

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

By: 

**Jamey Davis**

THIS INSTRUMENT WAS PREPARED BY:  
 Hauselman, Rappin & Olswang, Ltd.  
 39 South LaSalle Street  
 Chicago, Illinois 60603

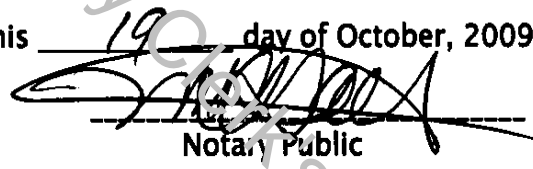
*J.P.*

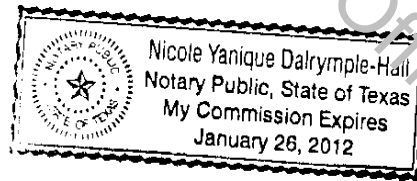
STATE OF CALIFORNIA  
 COUNTY OF RIVERSIDE

*Nicole Yanique Dalrymple-Hall*

I, Nicole Yanique Dalrymple-Hall, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jamey Davis, 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 19 day of October, 2009.

  
 Notary Public



Mail Recorded Debt to:  
 Victoria I. Perez, PC.  
 4126 N. Lincoln Ave, #1  
 Chicago, IL 60618

Tax Bill Mail to:  
 Jose Lozano  
 5325 S. Tripp Ave.  
 Chicago, IL 60632