

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0935029063 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2009 03:51 PM Pg: 1 of 6

THIS AGREEMENT, made this 1st day of December, 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

77 West Jackson Blvd Chicago, IL 60604-3511

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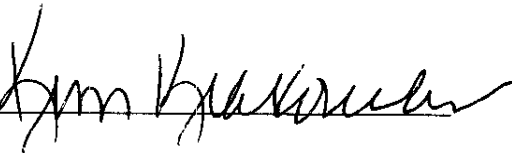
Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

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 Kim Krakoviak, Vice President and, if applicable, to be attested by its Steve Berra, Assistant Vice President, the day and year first above written.

CITIMORTGAGE, INC.

By 

Kim Krakoviak, Vice President

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 Missouri)
) ss.

COUNTY OF St. Charles)
Alex D Crossman

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kim Krakoviak, personally known to me to be the Vice President of CITIMORTGAGE, INC., a DE corporation, and Steve Berra, personally known to me to be the Assistant Vice President 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 Kim Krakoviak, Vice President and Steve Berra, Assistant Vice President, 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 1st day of December, 2009.

Alex D. Crossman
Notary Public

Commission Expires _____

ALEX D CROSSMAN
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #08672776
Commission Expires 11/04/2012

MAIL TO:

LAW OFFICES OF IRA T. NEVEL
Attorney No. 18837
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

SEND SUBSEQUENT TAX BILLS TO:

Secretary of Housing & Urban Development
77 West Jackson Blvd
Chicago, Illinois 60604-3511

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

DATE: 12-14-09
BUYER - SELLER OR AGENT

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BILL OF SALE

SELLER, CITIMORTGAGE, INC., of Frederick, MD, in consideration of TEN (\$10.00) dollars, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to BUYER, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT the following described personal property, to-wit:

Any and all personal property located in/on the premises is sold in an "as is" condition.

P.I.N. # 16-16-308-031-0000
Common Address: 5254 W. POLK ST., CHICAGO, IL 60644

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at O'Fallon, Missouri, this 1st day of December, 2009.

CITIMORTGAGE, INC.

Kim Krakoviak (SEAL)
Kim Krakoviak, Vice President
Steve Berra (SEAL)
Steve Berra, Assistant Vice President

State of Missouri)
County of St. Charles)SS

I Alex D Crossman, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kim Krakoviak, Vice President personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1st day of December, 2009.

ALEX D CROSSMAN
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #08672776
My Commission Expires 11/04/2012

Alex D. Crossman
NOTARY PUBLIC

Commission expires: _____

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AFFIDAVIT OF TITLE

STATE OF Missouri

COUNTY OF St. Charles

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated December 1, 2009, to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, grantee, conveying the following described premises:

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.

P.I.N. # 16-16-303-031-0000
Common address: 5254 W. POLK ST., CHICAGO, IL 60644

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of December 1, 2009, in the report on title issued by FIRST AMERICAN TITLE CO, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states:

CITIMORTGAGE, INC.

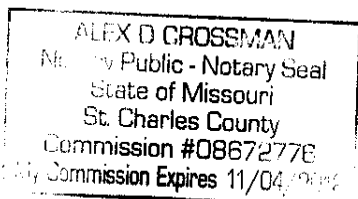
Kim Krakoviak
Kim Krakoviak, Vice President

Given under my hand and official seal, this 1st day of December, 2009.

Alex D. Grossman

Notary Public

Commission Expires _____



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STATEMENT BY GRANTOR AND GRANTEE

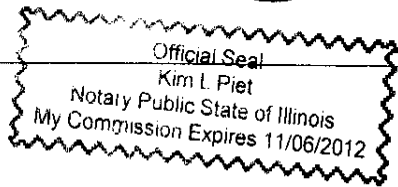
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 15, 2009

Signature: Mr. J. Neal
Grantor or Agent

Subscribed and sworn to before me

By the said Mr. J. Neal
This 15th day of December, 2009
Notary Public Kim Piet



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 December 15, 2009

Signature: Mr. J. Neal

Subscribed and sworn to before me

By the said Mr. J. Neal
This 15th day of December, 2009
Notary Public Kim Piet



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.)