

222

# UNOFFICIAL COPY



10012261140

Doc#: 1001226114 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2010 01:11 PM Pg: 1 of 4

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## SPECIAL WARRANTY DEED

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### COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording

Mail To:

**Forum Title Insurance Company**  
33 W. Monroe Street; Suite 1150  
Chicago, IL 60603  
312-924-7355

Handwritten initials in black ink, possibly 'RH' or 'AH', located in the bottom right corner of the page.

**UNOFFICIAL COPY****SPECIAL WARRANTY DEED**Mail to:

Jonathan Groll  
137 N. Oak Park Ave. 320  
Oak Park, IL 60301

Grantees Address and  
Send subsequent  
tax bills to:

Samuel Saka  
320 Mohawk

Park Forest IL 60466

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 20th day of November, 2009, between CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and SAMUEL SAKA, a un married person, individually, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 31-36-110-022-0000

ADDRESS(ES): 202 RICH ROAD, PARK FOREST, IL 60466

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) President, (Name) Eric Hirshberg, and attested to by its (Office) Vice President, (Name) Mason Legendre, the day and year first above written.

BY: **CITIFINANCIAL MORTGAGE COMPANY, INC.,**

By: x *[Signature]* Eric Hirshberg Attest: *[Signature]* Mason Legendre

State of ~~Texas~~ Maine )  
 ) SS.  
County of ~~Collin~~ Cumberland

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Hirshberg President, personally known to me to be a Mason Legendre Vice President of Citifinancial Mtg. Co, Inc. and personally known to me to be a of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of December, 2009.


*[Signature]*  
Notary Public

My commission expires on JENNIFER MERRILL Notary Public, Maine, 20    .  
My Commission Expires September 11, 2015

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JAN. -6.10


# 0000062991

REAL ESTATE TRANSFER TAX
00014.00
FP 103042

REVENUE STAMP

STATE TAX

**STATE OF ILLINOIS**



JAN. 6.10

# 000058690

REAL ESTATE TRANSFER TAX
00028.00
FP 103037

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 12 IN BLOCK 4 IN VILLAGE OF PARK FOREST LAKEWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1954 AS DOCUMENT 15981883, IN COOK COUNTY, ILLINOIS.

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