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Doc#: 1016640033 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2010 11:17 AM Pg: 1 of 4

FIRST AMERICAN
File # 1005339
11

4677

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 VIKAS DADLAIN, individually, address: 16920 Halsted Street, Harvey, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

See attached.

Property Address: 1319 West Sherwin Avenue, Unit 1319-GB, Chicago, IL 60626
Tax Identification No. 11-29-317-051-1006

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 2009 and subsequent years; and
- (b) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Condominium recorded xx as Document Number xx, 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.

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JUN.-7.10
 STATE TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUN.-7.10
 COUNTY TAX

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUN.-7.10
 CITY TAX

Revenue Stamp

Stamp 1: 969000000 # 0003458 FP 103027

Stamp 2: 969000000 # 0001725 FP 103028

Stamp 3: 00000000 # 0036225 FP 102812

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IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 18 day of May, 2010.

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

By *Charlotte Elliott*
Charlotte Elliott
THIS INSTRUMENT WAS PREPARED BY:

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

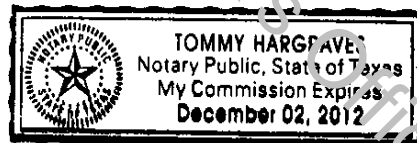
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

I, Tommy Hargrave, 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 authorized signer of National Default REO Services, A Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operating under the laws of the State of California, on behalf of said corporation, 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 18 day of May, 2010.

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Tommy Hargrave
Notary Public



*mail to + mail Tax Bill to:
Vikas Dadlani
1319 W. Sherwin Ave. Unit 6B
Chicago IL 60626*

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 1319-GB IN THE 1319 WEST SHERWIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 1/2 OF LOT 13 AND ALL OF LOT 14 IN BLOCK 14 IN BIRCHWOOD BEACH, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807916014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACES P- AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0807916014.

Permanent Index #'s: 11-29-317-051-1006 Vol. 0505

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