

# UNOFFICIAL COPY

Attic # 2035104

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1023135092 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/19/2010 12:13 PM Pg: 1 of 4

THIS AGREEMENT, made this 19 day of July 2010, 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 PAULSON MALIEKKAL

136 Bismarck, Bloomington, IL 60025,

(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 his 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:

THE SOUTH 40 FEET OF THE NORTH 220.50 FEET OF LOT 49 IN E. A. CUMMINGS AND COMPANY'S GARDEN HOME ADDITION BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 SOUTH OF INDIAN BOUNDARY LINE AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF INDIAN BOUNDARY LINE AND NORTH OF BUTTERFIELD ROAD, SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

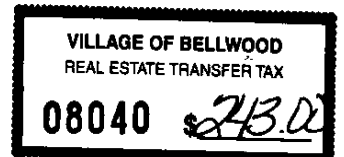
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either 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), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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: 15-08-304-024-0000

Address of the Real Estate: 438 S. 52ND AVE., BELLWOOD, IL, 60104

S Y  
P 4  
S N  
SC Y  
INT 48



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**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

AUG. 16, 10

00000851 #

REAL ESTATE TRANSFER TAX
0004850
FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX

AUG. 16, 10

00000851 #

REAL ESTATE TRANSFER TAX
0002425
FP 103023

REVENUE STAMP

Property of Cook County Clerk's Office

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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) 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 D.P., and, if applicable, to be attested by its D.P., the day and year first above written.

CITIMORTGAGE, INC. BY FIRST AMERICAN ASSET CLOSING SERVICES AS ITS ATTORNEY-IN-FACT

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

By

**Issa Wilson**

Attest

**Charlotte Elliott**

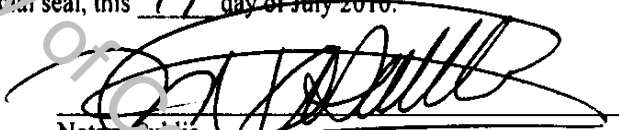
This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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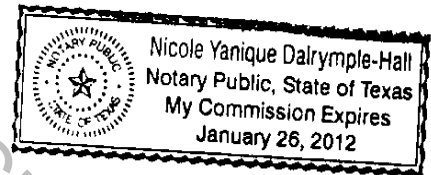
STATE OF Texas )  
COUNTY OF Dallas ) ss.

I, Nicole Yanique Dalrymple-Hall, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Josia Wilson, personally known to me to be the D.P. of FIRST AMERICAN ASSET CLOSING SERVICES, ATTORNEY-IN-FACT FOR CITIMORTGAGE, INC., a DE corporation, and Charlotte Elliott, personally known to me to be the D.P. 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 D.P. and D.P., 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 19 day of July 2010.

  
\_\_\_\_\_  
Notary Public  
Commission Expires \_\_\_\_\_

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



MAIL TO: (102293)  
Hymons & Blair PC  
1411 McHenry Rd #125  
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:  
Paulson Malekkel  
236 Biscayne  
Bloomington, IL 61800