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Prepared By:

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Doc#: 1026515072 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2010 01:38 PM Pg: 1 of 4

After Recording Mail To:

FreshStart Realty
2851 West Diversey Avenue
Chicago, Illinois 60647

Mail Tax Statement To:

FreshStart Realty
2851 West Diversey Avenue
Chicago, Illinois 60647

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TITLE OF DOCUMENT

REF# 108429671
ORD# 6154312

The Grantor(s) **CitiMortgage, Inc.**, for ONE AND NO/100 DOLLAR (\$1.00), in hand paid, convey(s) and quit claim(s) to **FreshStart Realty and Development Corporation**, whose address is 2851 West Diversey Avenue, Chicago, Illinois 60647, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

LOT 140 IN DOWNING SUBDIVISION OF LOTS 7 TO 14 INCLUSIVE IN J.H. KEDZIE'S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Site Address: **1629 South Hamlin, Chicago, Illinois 60623**

Permanent Index Number: **16-23-304-009**

Prior Recorded Doc. Ref.: **Deed**: Recorded: **March 5, 2010**; Doc. No. **1006105278**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

Exemption Codes:

County Code: 74-106(5)

State Code: ILCS 200/31-45 (e)

FRESHSTART REALTY
42596051 IL

FIRST AMERICAN ELS
QUIT CLAIM DEED



WHEN RECORDED, RETURN TO:
FIRST AMERICAN LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 1
Accommodation Recording Per Client Request

S y
P y
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M N
SO y
E y
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Dated this 10 day of SEPTEMBER, 2010.

[Signature]
CitiMortgage, Inc.

Mathew Burns, VP

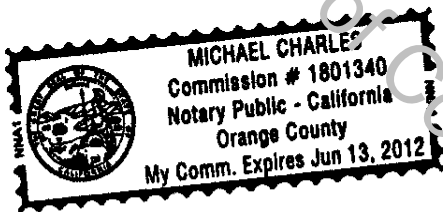
Authorized Signer of National Default
REO Services, a Delaware Limited
Liability Company dba First American
Asset Closing Services ("FAACS"), as
Attorney in fact and/or Agent

STATE OF CALIFORNIA)

COUNTY OF ORANGE) ss

The foregoing instrument was acknowledged before me this 10 day of SEPTEMBER, 2010, by **CitiMortgage, Inc.**

NOTARY RUBBER STAMP/SEAL



[Signature]

NOTARY PUBLIC

MICHAEL CHARLES

PRINTED NAME OF NOTARY

MY Commission Expires: 6.13.12

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>E</u> "	
Section 37-45; Real Estate Transfer Tax Act	
<u>9-10-10</u>	<u>[Signature]</u>
Date	Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

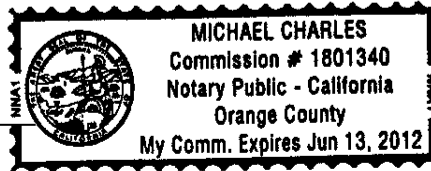
STATEMENT BY GRANTOR AND GRANTEE

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 9-10, 2010. Signature: [Signature]
CitiMortgage, Inc.

Subscribed and sworn to before me by the said, CitiMortgage, Inc., this 10 day of SEPTEMBER, 2010.

Notary Public: [Signature]



The GRANTEE 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 August 22, 2010. Signature: [Signature]
FreshStart Realty and Development Corporation

Subscribed and sworn to before me by the said, FreshStart Realty and Development Corporation, this 22 day of August, 2010.

Notary Public: Pattaly Bears



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF CALIFORNIA
COUNTY OF ORANGE ss

CitiMortgage, Inc., being duly sworn on oath, states that he/she resides at **1111 Northpoint Drive, Coppell, Texas 75019** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

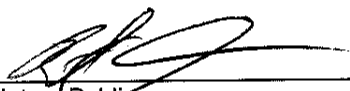
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


CitiMortgage, Inc.

SUBSCRIBED AND SWORN to before me this 10 day of SEPTEMBER 2010, CitiMortgage, Inc..


Notary Public
My commission expires: 6.13.12

