

# UNOFFICIAL COPY

**Prepared By:**

Leila H. Hansen, Esq.  
9041 S. Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400



Doc#: 1030115014 Fee: \$50.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2010 10:06 AM Pg: 1 of 7

**After Recording Mail To:**

CitiMortgage, Inc.  
5280 Corporate Drive  
Frederick, Maryland 21703

**Mail Tax Statement To:**

CitiMortgage, Inc.  
5280 Corporate Drive  
Frederick, Maryland 21703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order: 6244990  
Reference: 1705684070

## QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **Federal National Mortgage Association, by assignment**, for TEN AND NO/100 DOLLARS (\$10.00), in hand paid, convey(s) and quit claim(s) to **CitiMortgage, Inc.**, whose address is 5280 Corporate Drive, Frederick, Maryland 21703, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: **4627 South Langley Avenue, Unit A, Chicago, Illinois 60653**

Permanent Index Number: **20-03-427-041-1001**

Prior Recorded Doc. Ref.: **Deed: Recorded: July 6, 2009; Doc. No. 0918705294**

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: 74-1000 (2)  
STATE: 35 ILCS 200/31-45(e)

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

**FANNIE MAE/NDTS**  
**42672004** IL  
**FIRST AMERICAN ELS**  
**QUIT CLAIM DEED**

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Dated this 27 day of SEPTEMBER, 20 10.

Federal National Mortgage Association, by assignment

Authorized Signer of First American  
National Default Title Services,  
a division of First American  
Title Insurance Company  
as Attorney in fact and/or agent

BY: \_\_\_\_\_

Printed Name & Title: Samantha Haag Vendor Account Specialist

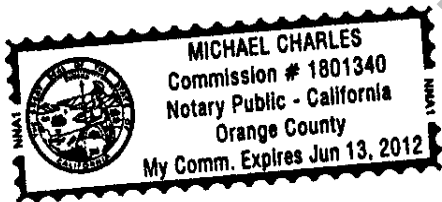
### ACKNOWLEDGMENT

STATE OF CALIFORNIA )

COUNTY OF ORANGE ) SS

The foregoing instrument was acknowledged before me this 27 day of SEPTEMBER, 20 10  
by Samantha Haag, as Vendor Account Specialist  
of Federal National Mortgage Association, by assignment, a federally chartered corporation, on behalf of the corporation.

NOTARY STAMP/SEAL



NOTARY PUBLIC

**Michael Charles**

PRINTED NAME OF NOTARY

MY Commission Expires: 6/13/2012

AFFIX TRANSFER TAX STAMP  
OR

"Exempt under provisions of Paragraph 200e"  
Section 31-45; Real Estate Transfer Tax Act

9.27.10

Date

Buyer, Seller or Representative

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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 SEPTEMBER 27, 2010 Signature: [Signature]  
Federal National Mortgage Association,  
by assignment

Subscribed and sworn to before me  
by the said, Federal National Mortgage Association, by assignment,  
this 27 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 September 23, 2010. Signature: [Signature]  
CitiMortgage, Inc.

Subscribed and sworn to before me  
by the said, CitiMortgage, Inc.,  
this 23 day of September, 2010.

Notary Public: [Signature]  
**Michelle Crenshaw**



**JUDY GROGAN**  
OC 041 8867  
ZHMFCO

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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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1: UNIT A IN THE BOMBAY SUITES CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 34 IN BLOCK 2 IN CIRCUIT COURT PARTITION BEING A SUBDIVISION OF THE EAST 15 8/100 CHAINS OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0632606060, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0632606060.

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY


STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
SS

Federal National Mortgage Association, by assignment, being duly sworn on oath, states that he/she resides at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 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.

  
Federal National Mortgage Association, by assignment

SUBSCRIBED AND SWORN to before me this 27 day of SEPTEMBER 2012 Federal National Mortgage Association, by assignment.

  
Notary Public  
My commission expires: 6/13/2012



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## EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;  
Provided bankruptcy court docket number: \_\_\_\_\_;
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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