

2075844



Doc#: 1035633210 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/22/2010 03:27 PM Pg: 1 of 3

5048

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, INC., duly authorized to transact business in the State of Illinois, GRANTOR, for valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, CONVEY and SELL to CAROL SABECKIS, individually, address: 3604 Forest Avenue, Brookfield, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 3 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 15 IN GROSSDALE IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3604 Forest Avenue, Brookfield, IL 60513
Tax Identification No. 15-34-414-019

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2010 and subsequent years; and
- (b) building set back lines of record.

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.

S

P

S


SCV

INT


IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 3rd day of December, 2010.

UNOFFICIAL COPY

Property of Cook County Assessor's Office

STATE OF ILLINOIS
 DEC. 22. 10
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000710286 #
 REAL ESTATE TRANSFER TAX
 0006250
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEC. 22. 10
 COUNTY TAX

 REVENUE STAMP

0000710286 #
 REAL ESTATE TRANSFER TAX
 0003125
 FP 103028

UNOFFICIAL COPY

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

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

By: *Charlotte Elliott*
Charlotte Elliott

THIS INSTRUMENT WAS PREPARED BY:

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

STATE OF TEXAS

COUNTY OF DALLAS

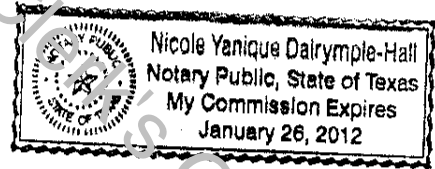
Nicole Yanique Dairymple-Hall
a Notary Public in and for said County, in the State

of Texas, I, **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 Texas, 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 *3rd* day of December, 2010

Nicole Yanique Dairymple-Hall
Notary Public

Mail TO:
Jennifer K Poltrock
123 W. Madison #1300
Chicago IL 60602



Tax Bills TO:
Jennifer K Poltrock
123 W. Madison #1300
Chicago IL 60602