

After recording, mail to:

IREX DEVELOPMENT
3505 N. Elston Ave #3
CHICAGO, IL 60618

UNOFFICIAL COPY



Doc#: 1114011098 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/20/2011 02:44 PM Pg: 1 of 3

SEND TAX BILLS TO:
IREX DEVELOPMENT
3505 N. ELSTON AVE #3
CHICAGO, IL 60618

4896

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 IREX DEVELOPMENT INC., address: 3505 North Elson Avenue Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:
UNIT 1 IN THE 3037 N. DAMEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, LOT 83 IN SAM BROWN JR'S BELMONT AVENUE SUBDIVISION, BEING THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 (EXCEPT THE WEST 13 ACRES AND EXCEPT THE RAILROAD RIGHT-OF-WAY AND ALSO EXCEPT ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 LYING EAST OF THE RAILROAD RIGHT-OF-WAY) ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709415064, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF (P-1) AND (S-1). LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0709415064.

Property Address: 3037 North Damen Avenue, Chicago, IL 60618
Tax Identification No. 14-30-208-050-1001

FIRST AMERICAN

File # 20393917

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 2010 and subsequent years; and
- (b) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Condominium recorded April 4, 2007 as Document Number 0709415064, and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act.

S Y
P 3
S N
SC Y
INT 1

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAY. 19.11

STATE TAX

0000012878
 #

REAL ESTATE TRANSFER TAX
0023350
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 MAY. 19.11

COUNTY TAX

0000012878
 #

REAL ESTATE TRANSFER TAX
00116.75
FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 MAY. 19.11

CITY TAX

0000012878
 #

REAL ESTATE TRANSFER TAX
02451.75
FP 102812

Property of Cook County Clerk's Office

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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.

IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 5 day of May, 2011.

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

Seller acquired the property through foreclosure and has no knowledge. Seller makes no warranties or representations herein.

By: 
Charlotte Elliott

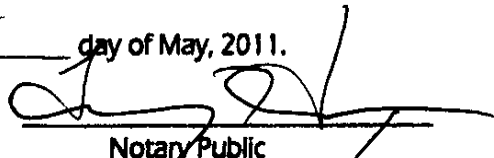
Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

I, Tommy Hargraves, 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 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 use and purposes therein set forth.

GIVEN under my hand and official seal this 5 day of May, 2011.


Notary Public

