

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



Doc#: 1115311028 Fee: \$62.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2011 09:49 AM Pg: 1 of 3

THIS AGREEMENT, made this 11<sup>th</sup> day of May, 2011, 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 KLUB LLC. 707 Rosedale Rd. Glenview IL 60025

an Illinois limited liability company,  
(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 its 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:

LOT 11 IN JAMES M. BISHOP'S SUBDIVISION OF THE SOUTH 115.3 OF THE NORTH 12.30 CHAINS OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANG 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the here titaments 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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: 20-33-109-003-0000

FIRST AMERICAN TITLE  
ORDERS # 213868

Address of the Real Estate: 8007 S. EMERALD AVE, CHICAGO , IL 60620

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

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Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 MAY.27.11  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000012905

REAL ESTATE TRANSFER TAX
00367.50
FP 102812

**STATE OF ILLINOIS**  
 STATE TAX  
  
 MAY.27.11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000012527

REAL ESTATE TRANSFER TAX
00035.00
FP 103027

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 MAY.27.11  
 REVENUE STAMP

# 0000012557

REAL ESTATE TRANSFER TAX
00017.50
FP 103028

**UNOFFICIAL COPY**

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 Charlotte Elliott, and, if applicable, to be attested by its Sandra Taylor, the day and year first above written.

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 AS ITS ATTORNEY-IN-FACT

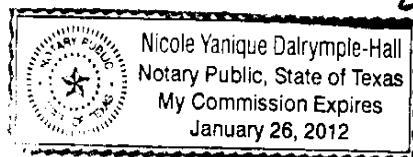
By [Signature] Charlotte Elliott

Attest: [Signature] Sandra Taylor

STATE OF Texas )  
 ) ss.  
COUNTY OF Dallas

I, Nicole Yanique Dalrymple-Hall, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Charlotte Elliott, personally known to me to be the Charlotte Elliott, VII of FIRST AMERICAN ASSET CLOSING SERVICES, ATTORNEY-IN-FACT FOR CITIMORTGAGE INC, a corporation, and Sandra Taylor, V.P., personally known to me to be the \_\_\_\_\_ 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 Charlotte Elliott and Sandra Taylor, 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 11 day of May, 2011.



[Signature]  
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:  
LOZA LAW OFFICES P.C.  
2500 E. DEVON AVE., SUITE 200  
DES PLAINES, IL 60018  
TEL: (847) 297-9977 FAX (847) 297-9978

SEND SUBSEQUENT TAX BILLS TO:  
KLWIS LLC  
707 ROSEDALE RD.  
GLENVIEW, IL 60025

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