

UNOFFICIAL COPY

✓MAIL TO:

MICHAEL ARETOS
2550 W. 6th
SUITE 250
Rolling Meadows IL 60008



Doc#: 1118111096 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2011 10:23 AM Pg: 1 of 3

MAIL TAX BILL TO:

190 Glamis Lane
Unit 130
Inverness, IL 60067
JAMES J HAMILL GRANTEES

5405 FIRST AMERICAN TITLE
ORDER # 2097019 SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIBANK, N.A., 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 JAMES J. HAMILL and MYRNA HAMILL, his wife, address: n511 Haight Road, Fort Atkinson, WI 53538, as joint tenants with the right of survivorship, and not as tenants in common,, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:
UNIT 130 IN INVERNESS ON THE PONDS CONDOMINIUM PHASE I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND AS AMENDED AND RESTATED AS DOCUMENT 26637574, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND EXHIBIT 'B' ATTACHED THERETO, AND AS CREATED BY DEED RECORDED AS DOCUMENT 89054539.


Property Address: 190 Glamis Lane, Unit 130, Inverness, IL 60067
Tax Identification No. 02-16-303-047-1106

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;
- (b) conditions, covenants and/or restrictions of record; and
- (c) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Condominium


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INT 18

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STATE OF ILLINOIS

 JUN. 27. 11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

BE0E100000 #

REAL ESTATE TRANSFER TAX
00320.00
FP 103027

COOK COUNTY
 REAL ESTATE TRANSFER TAX
 COUNTY TAX

 JUN. 28. 11
 REVENUE STAMP

BE0E100000 #

REAL ESTATE TRANSFER TAX
00160.00
FP 103028

Property of Cook County Clerk's Office

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recorded Document Number 25961209, and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act.

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.

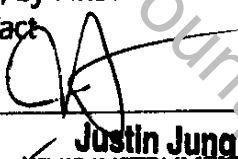
And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

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.

This instrument was acknowledged before me on the 17th day of June, 2011, by Vice President of CITIBANK, N.A., by FIRST AMERICAN ASSET CLOSING SERVICES, its attorney in fact, a corporation organized and operating under the laws of the State of Texas, on behalf of said corporation.

CITIBANK, N.A., by FIRST AMERICAN ASSET CLOSING SERVICES,
its attorney in fact

By: _____



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

THIS INSTRUMENT WAS PREPARED BY:

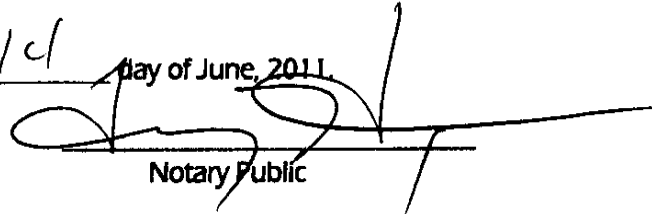
Hauselman, Rapkin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF TEXAS

COUNTY OF DALLAS

I, Tommy Hargraves, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Justin Jung, 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 CitiBank, N.A., 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 17 day of June, 2011.


Notary Public