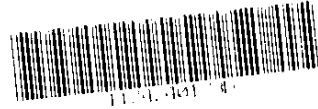


# UNOFFICIAL COPY



Doc#: 1124240173 Fee: \$40.00  
Eugene "Gene" Moore R.H.S.F. Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2011 03:10 PM Pg: 1 of 3

FIRST AMERICAN  
File # 1919583  
1091

4421

## 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 PARTNERS IN CHARITY, address: 613 West Main Street, West Dundee, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT NO. 3, IN 875 NORTH RICHMOND STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: THE SOUTH 15 FEET OF LOT 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 1 IN B.B. WILEY'S SUBDIVISION OF BLOCK 8 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER) IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 7, 2007 AS DOCUMENT NO. 0721922067, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 875 NORTH RICHMOND ST., UNIT 3, CHICAGO, ILLINOIS 60622  
Permanent Index No: 16-01-324-050-1003

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) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Condominium recorded August 7, 2007 as Document Number 0721922067, 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:

S Y  
P 3  
S A  
SC 1  
INT 8

# UNOFFICIAL COPY

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 AUG. 25. 11

STATE TAX

000073971 #  
 006L0000

REAL ESTATE TRANSFER TAX  
 50026.00  
 FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 AUG. 26. 11

COUNTY TAX

000073908 #  
 806L00000

REAL ESTATE TRANSFER TAX  
 00013.00  
 FP 103028

REVENUE STAMP

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 AUG. 26. 11

CITY TAX

000000000 #  
 216L361712

REAL ESTATE TRANSFER TAX  
 00273.00  
 FP 102812

Property Clerk's Office

# UNOFFICIAL COPY

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 20 day of January, 2011.

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: [Signature]

**Issa Wilson**

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

STATE OF TEXAS

COUNTY OF DALLAS

Nicole Yanique Dalrymple-Hall a Notary Public and for said County, in the State of Texas, 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 20 day of January, 2011.

[Signature]  
 Notary Public

Mail To:

Partners In Charity  
 613 W MAIN  
 West Dundee, IL 60118

Send Tax Bills To GRANTOR

Partners In Charity  
 613 W MAIN  
 West-Dundee, IL 60118

