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Doc#: 1127740004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2011 09:16 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER # 2139200

5277

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 FLOARE RODICA DRAGAN, individually, address: 2671 West Balmoral Avenue, Chicago, Illinois, GRANTEE(S), all of the following described premises, situated in Cook County, Illinois, to-wit:

UNIT 2400-1F IN THE BALMORAL COURTS CONDOMINIUMS I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF LOT 2 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY N 2400-11 W. BALMORAL, LLC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0708915043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P10 AND STORAGE SPACE S6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0708915043.

Property Address: 2400 West Balmoral Avenue Unit 1F, Chicago, IL 60625
Tax Identification No. 13-12-218-050-1006

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 March 30, 2007 as Document Number 0708915043,

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STATE TAX

STATE OF ILLINOIS



SEP. 23. 11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014298

REAL ESTATE TRANSFER TAX
00033.00
FP 103027

COUNTY TAX

COOK COUNTY



SEP. 23. 11


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000014305

REAL ESTATE TRANSFER TAX
00016.50
FP 103028

CITY TAX

CITY OF CHICAGO



SEP. 23. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013788

REAL ESTATE TRANSFER TAX
00346.50
FP 102812

Property of Cook County Clerk's Office

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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.

IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 9 day of September, 2011.

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

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

By: *Sandra Taylor*

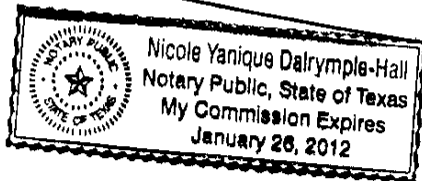
Sandra Taylor
THIS INSTRUMENT WAS PREPARED BY:
Hauselmann, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF TEXAS

COUNTY OF DALLAS

Nicole Yanique Dalrymple-Hall a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that **Sandra Taylor** 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 9 day of September, 2011.
Nicole Yanique Dalrymple-Hall
Notary Public



Mail to Tax bill:
Floare Rodica Dragan
2611 W Balmoral
Chicago IL 60625