

UNOFFICIAL COPY

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



Doc#: 1200533007 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2012 09:02 AM Pg: 1 of 4

First American Title

Order # 20268610
2012
JR

THIS AGREEMENT, made this 20th day of November, 2011, between CitiBank, National Association as Trustee for BSAAT 2007-1, 5050 Kingsley Road, Cincinnati, OH 45263, a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, a party of the first part, and Anthony Johnson, of 3644 W. Grenshaw, Chicago, IL 60624, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, 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 Anthony Johnson, party of the second part, and to their 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:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 party of the first part, 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the party of the first part and and subject to general real estate taxes not due and payable, building violations, litigation and liens of records, covenants, conditions, and restrictions of record, building lines and easements, if any.

Address: 1326 South Lawndale Avenue, Chicago, IL 60623

PIN: 16-23-111-017-0000

12/5/11
JCN/HN
INT/Y
ID

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 12/12/2011



| | |
|-----------------|----------|
| CHICAGO: | \$97.50 |
| CTA: | \$39.00 |
| TOTAL: | \$136.50 |

16-23-111-017-0000 | 20111101603250 | MGM1JE

REAL ESTATE TRANSFER 12/12/2011



| | |
|------------------|---------|
| COOK | \$6.50 |
| ILLINOIS: | \$13.00 |
| TOTAL: | \$19.50 |

16-23-111-017-0000 | 20111101603250 | CMTU5G

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ~~Assistant~~ Vice President, and attested by its _____

~~Brad Griffith~~ Secretary, this 22nd day of November, 2011.
Officer

CitiBank, National Association as Trustee for BSAAT 2007-1,
BY Fifth Third Mortgage Company, Attorney-In-Fact

By: [Signature]

Name: M. B. McCOY
VICE PRESIDENT

Attest: [Signature]

Name: Brad Griffith
Officer

STATE OF Ohio
COUNTY OF Hamilton) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that M. B. McCoy, Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given under my hand and Notarial Seal this 22nd day of November, 20 11.

Commission expires 5/21/14
[Signature]
Notary Public



IMPRESS
NOTARY PUBLIC
HERE
Andrea Kadach-Blick
Notary Public, State of Ohio
My Commission Expires
May 21, 2014

This Instrument Prepared By:
Brooke H. Matteucci
Matteucci Law Office
4348 Prospect Avenue
Western Springs, IL 60558

Mail to:
Anthony F. Johnson
3644 W. Grenshaw
Chicago IL 60624
Send Tax Bills to:
SAME Address above

Address: 1326 South Lawndale Avenue, Chicago, IL 60623

PIN: 16-23-111-017-0000

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 30 IN BLOCK 2 IN VANCE AND PHILLIPS BOULEVARD ADDITION, BEING A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-23-111-017-0000 Vol. 0569

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