



Doc#: 1206104014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2012 09:19 AM Pg: 1 of 2

1st AMERICAN TITLE order #

2227783

5515

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 JULITA PIOTROWSKA and MAREK MALACHOWSKI, as joint tenants with the right of survivorship and not as tenants in common, address: 3014 North Major Avenue, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 34 IN BLOCK 8 IN FRANK A MULHOLLAND'S MARLAWN, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7231 South Sawyer Avenue, Chicago, Illinois 60629
Tax Identification No. 19-26-215-011-0000

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 2011 and subsequent years.

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 17th day of February, 2012.

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P 2
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SC Y
INT Y

UNOFFICIAL COPY

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

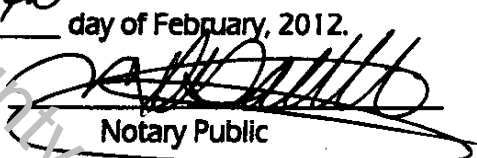
By: 
Sandra Taylor

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

STATE OF TEXAS
COUNTY OF DALLAS

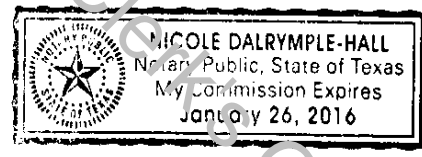
I, Nicole Dalrymple-Hall, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Sandra Taylor, personally known to me to be the authorized signer of National Default REO Services, A Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS"), 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 17th day of February, 2012.


Notary Public

MAIL TO
+ SEND TAXES TO:

Julita Piotrowska
3014 N. MAJOK
Chicago, IL 60634



REAL ESTATE TRANSFER	02/23/2012
CHICAGO:	\$555.00
CTA:	\$222.00
TOTAL:	\$777.00
19-26-215-011-0000 20120201601583 MSKHBU	

REAL ESTATE TRANSFER	02/23/2012
COOK	\$37.00
ILLINOIS:	\$74.00
TOTAL:	\$111.00
19-26-215-011-0000 20120201601583 ZHMA7Y	