

# UNOFFICIAL COPY



Doc#: 1217335032 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2012 11:15 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

FIRST AMERICAN (CORPORATION TO INDIVIDUAL)  
ORDER # 2090155 (Illinois)

THIS AGREEMENT, made this 1st day of June, 2012, between CITIMORTGAGE, INC. a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and DIMA J. CHLIMON and JABER SHAKRO, 31 FILLMORE LN. STREAMWOOD, IL 60107, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 the GRANTEE(S), 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:

THE WEST 5 FEET OF LOT 16 AND ALL OF LOT 17 IN BLOCK 3 IN ROGERS PARK MANOR SUBDIVISION OF THE WEST 14 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 25 ACRES) IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR 2755 WEST ESTES CONDOMINIUM EXECUTED BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 27, 1957 AND KNOWN AS TRUST NUMBER 93228372 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PARCEL.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), THEIR heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), THEIR 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.

Permanent Real Estate Numbers: 10-36-208-062-1002

Address of the Real Estate: 7055 N. CALIFORNIA AVE, #2S. CHICAGO, IL 60645

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

S Y  
P 3  
N N  
SC Y  
INT TD

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	10-36-208-062-1002   20120601601259   KCDNR6
CHICAGO:	
CTA:	\$745.50
TOTAL:	\$532.50
06/13/2012	
REAL ESTATE TRANSFER	10-36-208-062-1002   20120601601259   BQNEF
CHICAGO:	
CTA:	\$219.00
TOTAL:	\$71.00
06/13/2012	
REAL ESTATE TRANSFER	10-36-208-062-1002   20120601601259   KCDNR6
ILLINOIS:	
COOK:	\$35.50
TOTAL:	\$71.00
06/13/2012	

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its JD, and, if applicable, to be attested by its JD, the day and year first above written.

CITIMORTGAGE, INC BY FIRST AMERICAN ASSET CLOSING SERVICES AS 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 JD **Jamey Davis**

Attest: Mark Via **Mark Via**

STATE OF Texas )  
COUNTY OF Dallas ) ss.

I, **Nicole Dalrymple-Hall**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jamey Davis, personally known to me to be the JD of FIRST AMERICAN ASSET CLOSING SERVICES, ATTORNEY-IN-FACT FOR CITIMORTGAGE, INC, a New York corporation, and Mark Via, personally known to me to be the JD of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Jamey Davis and Mark Via, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their 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 1st day of June, 2012.

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

Notary Public Mark Via

Commission Expires \_\_\_\_\_



**NICOLE DALRYMPLE-HALL**  
Notary Public, State of Texas  
My Commission Expires  
January 26, 2016

MAIL TO: DIMA J. CHLIMON & JABER SHAKRO SEND SUBSEQUENT TAX BILLS TO:

2055 N. California Avenue  
Chicago, Illinois → Same