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Doc#: 1223410100 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2012 12:15 PM Pg: 1 of 2

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 1st day of August, 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 NEGEV LLC

1431 N Mayfield, Chicago, IL
(Name and Address of Grantee)

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 its 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:

LOT 28 IN BLOCK 2 IN WASSELL, FRAMBERG AND COMPANY'S NORTH AVENUE HOME ADDITION TO AUSTIN, A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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), its heirs and assigns forever.


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

Permanent Real Estate Numbers: 16-05-210-009-0000

Address of the Real Estate: 1431 N ^{AVL}MAYFIELD, CHICAGO, IL 60651

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.

REAL ESTATE TRANSFER	08/21/2012
 COOK	\$16.50
 ILLINOIS:	\$33.00
TOTAL:	\$49.50

REAL ESTATE TRANSFER	08/21/2012
 CHICAGO:	\$247.50
CTA:	\$99.00
TOTAL:	\$346.50

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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 attorney in fact, and, if applicable, to be attested by its attorney in fact, the day and year first above written.

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 AS ITS ATTORNEY-IN-FACT

By [Signature] Jamey Davis

Attest: [Signature] Charlotte Elliott

STATE OF Texas)
) ss.
COUNTY OF Dallas)

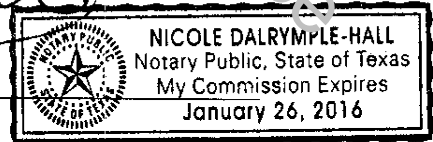
I, Nicole Dalrymple-Hall, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jamey Davis, personally known to me to be the V.P. of FIRST AMERICAN ASSET CLOSING SERVICES, ATTORNEY-IN-FACT FOR CITIMORTGAGE, INC., a New York corporation, and Charlotte Elliott, personally known to me to be the attorney in fact 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 Charlotte Elliott, 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 August, 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

[Signature]
Notary Public

Commission Expires _____



MAIL TO: ~~NEVEY, LTD~~
~~3016 W. SHERWIN AVE~~
~~CHICAGO, IL 60645~~

SEND SUBSEQUENT TAX BILLS TO:
NEVEY, LLC
8114 N. LAWNDALE AVE
~~CHICAGO, IL 60645~~
SKOKIE, IL 60076

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

✓ AVRUM REIFER, LTD.
3016 W. SHERWIN AVE
CHICAGO, IL 60645