

UNOFFICIAL COPY



Doc#: 1226412127 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2012 01:45 PM Pg: 1 of 2

First American Title
Order # 2276766

5604

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 ROSALINDA PEREZ, individually, address: 2636 South Clarence Avenue, Berwyn, IL 60402, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 125 IN E. A. CUMMINGS AND COMPANY'S SECOND ADDITION TO WARREN PARK, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 AFORESAID, IN COOK COUNTY, ILLINOIS.

Property Address: 1931 South 58th Avenue, CICERO, IL 60804
Tax Identification No. 16-20-421-016-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

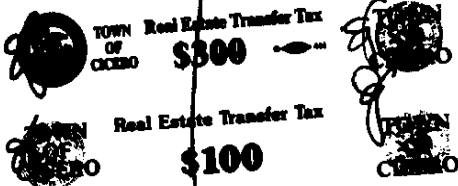
- (a) general real estate taxes for 2012 and subsequent years; and
- (b) conditions, covenants and/or restrictions of record.

And said grantor, hereby expressly waives and releases any and all right of 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.

S Y
P 2
S N
SC Y
INT ID



TOWN OF CICERO Real Estate Transfer Tax \$300

Real Estate Transfer Tax \$100

Real Estate Transfer Tax \$10

Real Estate Transfer Tax \$50

REAL ESTATE TRANSFER	09/12/2012
COOK	\$23.00
ILLINOIS:	\$46.00
TOTAL:	\$69.00

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IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 31 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

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

By: [Signature]
Justin Jung

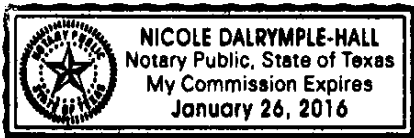
STATE OF TEXAS
COUNTY OF DALLAS

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

I, Nicole Dalrymple-Hall, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Justin Jung, 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 31 day of August, 2012.

[Signature]
Notary Public



Mail to: Rosalinda Perez
2636 S. Clarence Ave
BENWYN IL 60402

Text to: Rosalinda Perez
2636 S. Clarence Ave
BENWYN IL 60402