

# UNOFFICIAL COPY



Doc#: 1303735101 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2013 03:00 PM Pg: 1 of 5

This Document Prepared By:  
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After Recording Return To:  
Nations Lending Services  
9801 Legler Road  
Lenexa, KS 66219

RETURN TO  
WORLDWIDE RECORDING, INC.  
9801 LEGLER RD  
LENEXA, KS 66219  
1-800-316-4682

13036-147  
**BOX 162**

Record and

13WR05657

SPECIAL WARRANTY DEED 13NL09982 RD

THIS INDENTURE made this 4 day of Jan, 2013 between CITIMORTGAGE, INC., whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter ("Grantor"), and MACK INVESTMENTS I, LLC, whose mailing address is 1680 Oak Park Ave., Tinley Park, IL 60477 hereinafter ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 440 PAXTON AVE., CALUMET CITY, IL 60409.

Parcel # 29-12-131-051-0000

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 all matters set forth on Exhibit B.

S X  
P 5  
S 1  
SC 1  
INT 1

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

### REAL ESTATE TRANSFER TAX

**42647**

11/21/13



Calumet City - City of Homes \$ Lot

### REAL ESTATE TRANSFER TAX

**42646**

11/21/13



Calumet City - City of Homes \$ Lot

### STATE OF ILLINOIS

STATE TAX



FEB.-6.13

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

### REAL ESTATE TRANSFER TAX

00016.00

FP 103037

# 0000013288

### COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-6.13

REVENUE STAMP

### REAL ESTATE TRANSFER TAX

00008.00

FP 103042

# 0000013147



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⑤

Executed by the undersigned on Jan 4, 2013

**GRANTOR:**

**CITIMORTGAGE, INC., BY JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT**

By: [Signature] 1.4.2013

Name: Judy Little

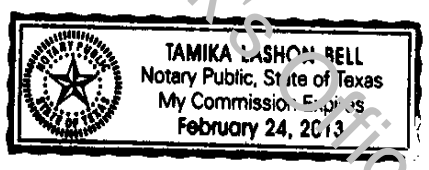
Title: Vice President

STATE OF Texas )  
 ) SS  
COUNTY OF Denton )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Judy Little, personally known to me to be the V.P. of CITIMORTGAGE, INC., BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, and 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 V.P. [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said CITIMORTGAGE, INC., BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of Jan, 2013  
Tamika Lashon Bell  
Notary Signature Line

TAMIKA LASHON BELL  
Notary Printed Name



Commission expires 2-24, 2013  
Notary Public

SEND SUBSEQUENT TAX BILLS TO: MACK INVESTMENTS I, LLC, 16800 Oak Park Ave., Tinley Park, IL 60477.

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**Exhibit A**   
**Legal Description**

**The South 6 inches of Lot 8, all of Lot 9 and the North 14.5 feet of Lot 10 in Block 16 in Cryer's Calumet Center Addition, being a Subdivision of the East 1/2 of the Northwest 1/4 of Section 13, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Commonly known as 440 PAXTON AVE., Calumet City, IL 60409**

**Property Index No. 29-12-131-051-0000**

Property of Cook County Clerk's Office

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**Exhibit B**   
**Permitted Encumbrances**

1. The tier of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.