

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THE GRANTOR, Citimortgage, Inc.



Doc#: 1306633082 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2013 01:09 PM Pg: 1 of 2

A corporation created and existing by virtue of the laws of the State of IL, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 28 day of January, 2013, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

Angela Kwan, 3310 Ashland Ave., Chicago, IL 60608

The following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything, whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: none

PERMANENT REAL ESTATE NUMBER: 13-35-418-048-1004

**FIRST AMERICAN**  
3/13 File # 2207270

ADDRESS OF REAL ESTATE 1712 North Washtenaw Avenue, Unit 3B, Chicago, IL 60647

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year written above.

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.

Attorney in Fact

Attorney in Fact

Charlotte Elliott

Justin Jung

STATE OF Illinois  
COUNTY OF Cook

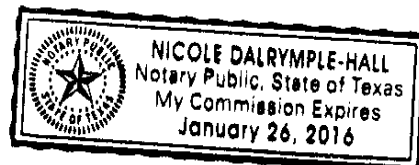
I, Nicole Dalrymple-Hall, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Charlotte Elliott personally known to be Attorney in Fact for Citimortgage, Inc., and Justin Jung personally known to be the Attorney in Fact of said corporation and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, 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.

Given under my hand and official seal, this 28 day of January, 2013

Commission expires \_\_\_\_\_, 20

Nicole Dalrymple-Hall  
NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004



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## LEGAL DESCRIPTION

**PARCEL 1:**

**UNIT 3B IN THE 1712 N. WASHTENAW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:**

**SUB-LOT 20 IN JOHN M. WAY'S SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 6 OF THE BORDEN SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 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 RECORDED AS DOCUMENT NUMBER 0602419028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE (EXCLUSIVE) RIGHT TO THE USE OF P- AND S-, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 060419028.**

1712 North Washtenaw Avenue, Unit 3B  
Chicago, IL 60647

Mail to:

Attorney Roger Tsang  
2912 S. Westworth  
Chicago, IL 60616

Send Subsequent Tax Bills To:

Angela Kwam  
3310 S. Ashland  
Chgo IL 60608

REAL ESTATE TRANSFER	02/27/2013
CHICAGO:	\$453.75
CTA:	\$181.50
<b>TOTAL:</b>	<b>\$635.25</b>

13-36-418-048-1004 | 20130101604462 | C77Z9J

REAL ESTATE TRANSFER	02/27/2013
COOK	\$30.25
ILLINOIS:	\$60.50
<b>TOTAL:</b>	<b>\$90.75</b>

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