

# UNOFFICIAL COPY



Doc#: 1310142107 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2013 01:16 PM Pg: 1 of 3



## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of March 2013, between Volodymyr Avhustyn, **GRANTEE**, and U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. MORTGAGE PASS-THROUGH CERTIFICATES 2005-9 BY OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT, a National Association created and existing under and by virtue of the laws of the United States and duly authorized to transact business in the State of Illinois, **GRANTOR**, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and the State of Illinois known and legally described on **Exhibit A attached hereto.**

*\* a married man*

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 said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted etc, 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, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto.**

*See Exhibit "A" attached hereto and made a part hereof*

REAL ESTATE TRANSFER	03/28/2013
CHICAGO:	\$967.50
CTA:	\$387.00
<b>TOTAL:</b>	<b>\$1,354.50</b>

13-23-409-030-0000 | 20130301606213 | 1Z3RZM

FIRST AMERICAN  
File # 2273053  
121

REAL ESTATE TRANSFER	03/28/2013
COOK	\$64.50
ILLINOIS:	\$129.00
<b>TOTAL:</b>	<b>\$193.50</b>

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 7 day of March, 20 13.

U.S. Bank National Association as Trustee for Citigroup Mortgage Loan Trust, Inc. Mortgage Pass-Through Certificates 2005-9 by Ocwen Loan Servicing, LLC as attorney in fact

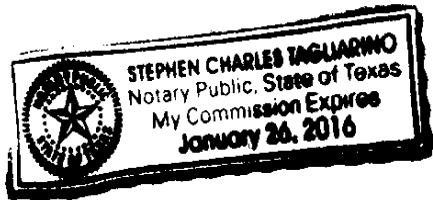
IMPRESS  
CORPORATE SEAL  
HERE

BY: [Signature]  
Print Name: Eddie Mendez  
Authorized Officer  
Attest: [Signature]  
Print Name: Teerayut Keowpradit  
Notary Public

STATE OF Texas, COUNTY OF Bell ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eddie Mendez and Teerayut Keowpradit, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7 day of March, 20 13.



[Signature] (Notary Public)

**Prepared by:**

Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

**Mail To:**

VOLODYMYR AVHUSTYN  
1418 N. Talman  
Chicago, IL 60647

**Name and Address of Taxpayer:**

VOLODYMYR AVHUSTYN  
1418 N. Talman  
Chicago, IL 60647

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## Exhibit "A" – Legal Description

LOT 6 IN BLOCK 4 IN THE SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 15, 1889 IN BOOK 36 OF PLATS, PAGE 40, AS DOCUMENT NUMBER 1185671, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate taxed not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 13-23-409-030

Address of Real Estate: *SUIT W. MELROSE ST., CHICAGO, IL 60618*

Property of Cook County Clerk's Office