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1312341094

Doc#: 1312341094 Fee: \$60.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2013 11:52 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE (Corporation to Individual)
ORDER NUMBER 2348714 (Illinois)

THIS AGREEMENT, made this 3 day of April, 2013,
between CITIMORTGAGE, INC., a corporation created and
existing under and by virtue of the laws of the State of
~~New York~~ and duly authorized to transact business in the State
of Illinois, as GRANTOR, and QCD FINANCIAL, LLC

317 W. 108th Place, 1st Floor, Chicago, IL
(Name and Address of Grantee) 60628

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 their 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 6 IN BLOCK 3 IN BARTLETT'S ROSELAND SUBDIVISION OF LOT 42 AND THE
NORTH 1/2 OF LOT 47 (EXCEPT THE WEST 67 FEET OF SAID LOTS) IN SCHOOL
TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, 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), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to
and with the GRANTEE(S), their 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: 25-16-411-013-0000

Address of the Real Estate: 317 W. 108TH PLACE, 1ST FLOOR, CHICAGO, IL 60628

REAL ESTATE TRANSFER	04/22/2013
	CHICAGO: \$3.75
	CTA: \$1.50
	TOTAL: \$5.25
25-16-411-013-0000 20130401604353 HFFRYZ	

REAL ESTATE TRANSFER	04/22/2013
	COOK \$0.25
	ILLINOIS: \$0.50
	TOTAL: \$0.75
25-16-411-013-0000 20130401604353 HMPSZJ	

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INT 10

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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.

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.

CITIMORTGAGE, INC. BY FIRST AMERICAN ASSET CLOSING SERVICES AS ITS ATTORNEY-IN-FACT

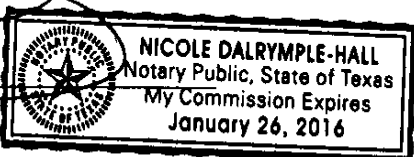
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

By [Signature] **Jamey Davis**
Attest: [Signature] **Justin Jung**

STATE OF Texas)
COUNTY OF Dallas) ss.

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 D.S. of FIRST AMERICAN ASSET CLOSING SERVICES, ATTORNEY-IN-FACT FOR CITIMORTGAGE, INC., a New York corporation, and Justin Jung, 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 Justin Jung, 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 3 day of April, 2013.

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
Notary Public [Signature]
Commission Expires _____


MAIL TO: QCD Financial LLC
3 Grant SQ # 212
61770. 109th Place
Hinsdale, IL 60521
Chicago, Illinois
SEND SUBSEQUENT TAX BILLS TO: QCD Financial LLC
3 Grant SQ # 212
HINSDALE IL 60521
60628

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