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FIRST AMERICAN TITLE
ORDER # 2346271

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc#: 1312704102 Fee: \$64.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2013 01:13 PM Pg: 1 of 3

THIS AGREEMENT, made this 11 day of April, 2013,
between CITIMORTGAGE INC. , a corporation created and
existing under and by virtue of the laws of the State of
Illinois and duly authorized to transact business in the State
of Illinois, as GRANTOR, and OSCAR TORRES
4536 South California Avenue Chicago, IL 60632
(Name and Address of Grantee)

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 his heirs and assigns, FOREVER,
all the following described real estate, situated in the County of
and State of Illinois known and described as follows, to wit:

LOT 3 IN ARTHUR MCINTOSH'S CALIFORNIA AVENUE SUBDIVISION OF THE
SOUTH 1/2 OF BLOCK 3 IN H.L. STEWART'S SUBDIVISION OF THE SOUTHWEST 1/4
OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, 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), his 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: 19-01-324-038

Address of the Real Estate: 4536 S. CALIFORNIA AVENUE, CHICAGO, IL 60632

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.

First American Title
Order # 2346271
(10F1)

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Property of Cook County Clerk's Office

04/24/2013
 REAL ESTATE TRANSFER CHICAGO: \$461.25
 CTA: \$184.50
 TOTAL: \$645.75
 19-01-324-038-0000 | 20130401603595 | VBUJ6K



04/24/2013
 REAL ESTATE TRANSFER COOK \$30.75
 ILLINOIS: \$61.50
 TOTAL: \$92.25
 19-01-324-038-0000 | 20130401603595 | P6ZCGR



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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.

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 AS ITS ATTORNEY-IN-FACT

By [Signature] **Jamey Davis**

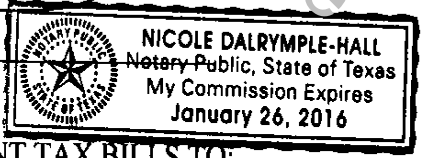
Attest: [Signature] **Charlotte Elliott**

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 [Signature] of FIRST AMERICAN ASSET CLOSING SERVICES, ATTORNEY-IN-FACT FOR CITIMORTGAGE INC., a New York corporation, and Charlotte Elliott, 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 Charlotte Elliott, 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 11 day of April, 2013.

[Signature]
Notary Public
Commission Expires _____
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



MAIL TO: Oscar Torres
4536 South California Avenue x Oscar Torres
Chicago, Illinois 60632 x 1203 Brookwood St
x Bensenville, IL 60106

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