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Doc#: 1331622108 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/12/2013 04:07 PM Pg: 1 of 3

SL# 3157454
REO# 819937

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, 23157454
FNF's National Lender Platform
1200 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **The Riley Esters Living Trust**, 145 Fleet St., #202 Oxon Hill, MD
20745

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16-08-420-057-1042

SPECIAL WARRANTY DEED

BOX 162

CitiMortgage, Inc., whose mailing address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter grantor, for \$24,000.00 (Twenty Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **The Riley Esters Living Trust**, hereinafter grantee, whose tax mailing address is 145 Fleet St., #202 Oxon Hill, MD 20745, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows: Proposed Unit Number 48-B1 in the Westminster Condominium, as delineated on a survey of the following described tract of land: The Northern 13 feet of Lot 150, all of Lots 151 and 152 and the Southern 2 feet of Lot 153 of Prairie Avenue Addition to Austin in the Southeast 1/4 of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is

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attached as exhibit "D" to the Declaration of Condominium recorded as Document Number 0536245136; together with its undivided percentage interest in the common elements in Cook County, Illinois.

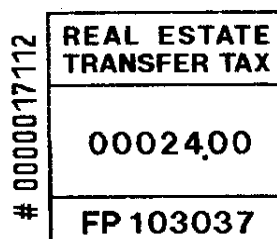
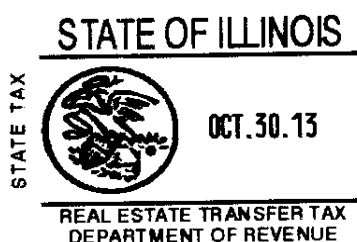
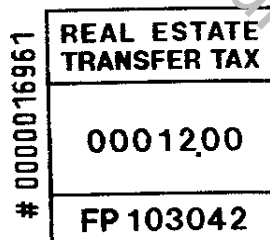
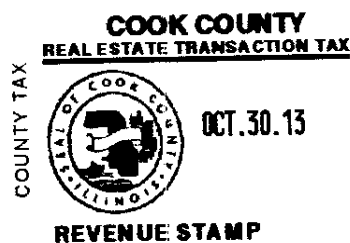
Property Address is: 48 North Menard Ave., Chicago, IL 60644

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: 1313319095

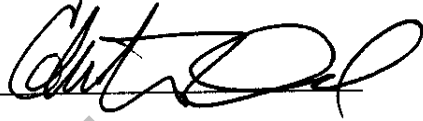


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Executed by the undersigned on 9.30, 2013:

CitiMortgage, Inc., By ServiceLink LLC as Attorney in Fact

By: 

City of Chicago
Dept. of Finance
654833



Real Estate
Transfer
Stamp

Name: Christopher Daniel

10/25/2013 14:15

\$252.00

Its: filed

dr00198

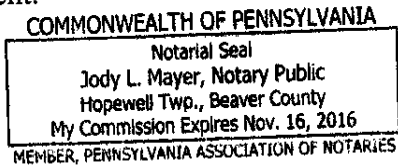
Batch 7,237,034

A Power of Attorney relating to the above described property was recorded on 9/17/2013 at PH
Document Number: 13240051029

STATE OF Pennsylvania

COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 9.30, 2013 by Christopher Daniel its Att on behalf of **CitiMortgage, Inc., By ServiceLink LLC as Attorney in Fact** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




Notary Public

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative