## **UNOFFICIAL COPY**

First American Title Order # 2326216

Doc#: 1332604124 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/22/2013 01:50 PM Pg: 1 of 3

Sand Subsequent Tax Bill: Cullan 2307 N. Springfield Ave. Chicago, IL 60647

5693

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, INC., duly authorized to transact business in the State of Illinois, GRANTOR, for valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to Matthews Cullen and Elizabeth Cullen, address: 1026 W. George St, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 18 IN CHARLES S. NEEROS RESUBDIVISION OF THAT PART OF BLOCK 2 LYING SOUTH OF ALLEY OF GRANT AND KEENEY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS...

Property Address: 2307 N. Springfield Ave, Chicago, IL 60647 Tax Identification No. 13-35-102-020-0000

To Have and To Hold the said premises unto the said GRATTEE(S), subject only to:

- general real estate taxes for 2013 and subsequent years (a) and
- (b) building set back lines, easements, conditions, covenants and/or restrictions of record.
- building violations and building violation suits of record. (c)

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said C GRANTEE(S), only that:

1332604124D Page: 2 of 3

## **UNOFFICIAL COP**

Droperty Ox Coot in our 10/23/2013 REAL ESTATE TRANSFER

\$750.00 CTA: CHICAGO:

\$1,050.00

TOTAL:

13-35-102-020-0000 | 20131001604823 | 5Y9354

REAL ESTATE TRANSFEK

13-35-102-025-0000 | 20131001604823 | F3EU8Q

## **UNOFFICIAL COPY**

- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said CITIMORTGAGE, INC., has caused these presents to be signed on its behalf, this  $10^{-10}$  day of September, 2013.

CITIMORTGAGE, INC.

By: CAO

Amelia Hamilton

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

THIS INSTRUMENT WAS PREPARED BY:

Hauselman, Rappin & Olswang, Ltd. 39 South LaSalle Street
Chicago, Illinois 60603

STATE OF TEXAS

**COUNTY OF DALLAS** 

I, Nicole Dalrymple-Hall, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY Amelia Hamilton personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, (s)he signed and delivered the said instrument, for the uses and purposes therein set forth. purposes therein set forth.

GIVEN under my hand and official seal this

\_ day of September,

2013.

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company aba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent NICOLE DALRYMPLE-HALL Notary Public, State of Texas My Commission Expires January 26, 2016

RETURN AFTER RECORDING To: DANIEL G. QUINN, ATTY 4479 CENTRAL AVE. WESTERN SPRINGS, IL 60558