

# UNOFFICIAL COPY



Doc#: 1334722035 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/13/2013 09:22 AM Pg: 1 of 2

MAIL TO: VINCENT KIRKWOOD, JR.  
5116 S. PRAIRIE AVE #1  
CHICAGO, ILLINOIS 60637

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5116 S. PRAIRIE AVE #1  
CHICAGO, ILL. 60637

5116

## 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 Vincent Kirkwood Jr. and Yvonne Kirkwood, husband and wife, address: 2344 W 23rd Pl, Chicago, IL 60608, as joint tenants with the right of survivorship, and not as tenants in common, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit: \*TENANTS BY THE ENTIRETY

### PARCEL 1:

UNIT 1 IN 5116 SOUTH PRAIRIE COMMUNITY, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE SOUTH 30 FEET OF LOT 2 IN ELISHA BAYLEY'S SUBDIVISION OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WEST LINE OF PRAIRIE AVENUE AS NOW OPENED AND EAST OF THE EAST LINE OF THE 20 FOOT ALLEY THROUGH LOTS 1 AND 2 IN BAYLEY'S SUBDIVISION AFORESAID DEDICATED BY INSTRUMENT RECORDED AUGUST 4, 1902 AS DOCUMENT 3278501 IN BOOK 83 OF PLATS, PAGE 33 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 2001 AS DOCUMENT NUMBER 0010803922, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010803922, IN COOK COUNTY, ILLINOIS.

Property Address: 5116 S. Prairie Ave, #1, Chicago, IL 60637

Tax Identification No. 20-10-304-054-1001

60615

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

- (a) general real estate taxes for 2013 and subsequent years; and
- (b) building set back lines, easements and covenants,

FIRST AMERICAN

File # 2322065

REAL ESTATE TRANSFER 12/06/2013



CHICAGO:	\$71.25
CTA:	\$28.50
<b>TOTAL:</b>	<b>\$99.75</b>

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conditions and/or restrictions of record.

- (c) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Restrictions recorded as Document Number 0010803922, and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act .

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 GRANTEE(S), only, that:

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 18 day of November, 2013.

CITIMORTGAGE, INC.

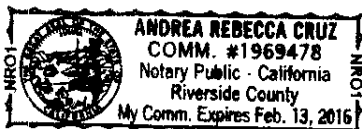
By: Carrie Medvedoff  
Authorized Signer of National Default PEO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS") as Attorney In fact and / or agent

STATE OF TEXAS Cal  
COUNTY OF DALLAS Furtado

THIS INSTRUMENT WAS PREPARED BY:  
Hauselman, Rappin & Olswang, Ltd.  
39 South LaSalle Street  
Chicago, Illinois 60603

I, Andrea Rebecca Cruz, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY Carrie Medvedoff 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.

GIVEN under my hand and official seal this 18<sup>th</sup> day of November, 2013.



Andrea Rebecca Cruz Notary Public  
Notary Public

REAL ESTATE TRANSFER		12/06/2013
COOK		\$4.75
ILLINOIS:		\$9.50
TOTAL:		\$14.25

20-10-304-054-1001 | 20131101606798 | NPU8FJ