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Doc#: 1402901300 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2014 02:55 PM Pg: 1 of 3

130297336140

SPECIAL WARRANTY DEED
(CORPORATION TO
INDIVIDUAL)
ILLINOIS

MAIL TO: AN CHI YANG
1476 S. Prairie Ave
Chicago IL 60605

THIS INDENTURE, made this 12 day of December 2013 between US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-NC2, Asset Backed Pass Through Certificates Series 2006-NC2 duly authorized to transact business in the State of ILLINOIS, party of the first part, and An Chi Yang party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, 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 party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See Attached Exhibit A [Legal Description Attached as Exhibit]

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record

PERMANENT REAL ESTATE INDEX NUMBER(S): 25-04-300-072-0000
PROPERTY ADDRESS(ES): 9107 S. Halsted Street, Chicago, IL 60620

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Title Guaranty Fund, Inc.
\$100,000
\$100,000
\$100,000

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IN WITNESS WHEREOF, said party of the first part has caused by its VPUD, the day and year first above written.

PLACE CORPORATE SEAL HERE

US Bank National Association, as Trustee for
Citigroup Mortgage Loan Trust, Inc. 2006-NC2,
Asset Backed Pass Through Certificates Series
2006-NC2, by Wells Fargo Bank, N.A., as Attorney
in Fact

By: [Signature] 12.11.13

Its: TAMARA A STONE
Vice President Loan Documentation

County of DeKalb)
Spalding)

State of GA)

On this 11th day of Dec, A.D., 20 13, before me, a Notary Public in and for said county, personally appeared TAMARA A STONE, to me personally known, who being by me duly sworn (or affirmed) did say that that person is [Signature] (title) of said Wells Fargo Bank, N.A as Attorney in Fact for US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-NC2, Asset Backed Pass Through Certificates Series 2006-NC2, by authority of its board of (directors or trustees) and the said (officer's name) TAMARA A STONE acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)

Notary Public

This Instrument was prepared by
Codilis & Associates, P.C
Tammy A. Geiss, Esq
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



PLEASE SEND SUBSEQUENT TAX BILLS TO:
An Chi Yang
9107 S. Halsted Street
Chicago, IL 60620

REAL ESTATE TRANSFER		01/15/2014
CHICAGO:		\$412.50
CTA:		\$165.00
TOTAL:		\$577.50

25-04-300-072-0000 | 20131201603040 | B65EHC

REAL ESTATE TRANSFER		01/15/2014
COOK		\$27.50
ILLINOIS:		\$55.00
TOTAL:		\$82.50

220-IL-V2
25-04-300-072-0000 | 20131201603040 | 2Y2ELO

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EXHIBIT A

LOT 24 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 23 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 4) IN BLOCK 1 IN COLE'S SUBDIVISION OF THE NORTH 15 ACRES OF THE WEST 110 ACRES OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9107 S. Halsted Street, Chicago, IL 60620