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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1403104045 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2014 10:30 AM Pg: 1 of 3

THIS AGREEMENT, made this 7th day of January, 2014, between CITIMORTGAGE, INC., a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and ANNA BARTOSIK, 1845 S. Michigan Ave #1909, Chicago, IL 60616, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of One Hundred Forty Nine Thousand Nine Hundred Dollars (\$149,900.00) 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 their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THE WEST 31.67 FEET OF THE EAST 63.33 FEET OF LOT 3 IN BLOCK 3 IN HIELD AND MARTINS SUBDIVISION OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 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), their 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: 13-21-310-033



FIRST AMERICAN TITLE
ORDER# 2159315

Address of the Real Estate: 5312 W NEWPORT AVE., CHICAGO, IL 60641 -3332

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.

REAL ESTATE TRANSFER	01/13/2014
	CHICAGO: \$1,125.00
	CTA: \$450.00
	TOTAL: \$1,575.00

13-21-310-033-0000 | 20140101600377 | RAGUKD

REAL ESTATE TRANSFER	01/13/2014
 	COOK \$75.00
	ILLINOIS: \$150.00
	TOTAL: \$225.00

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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 Closing Analyst, and, if applicable, to be attested by its Closer, the day and year first above written.

CITIMORTGAGE, INC. BY AUTHORIZED SIGNER
OLYMPUS ASSET MANAGEMENT AS ATTORNEY
IN FACT AND/OR AGENT

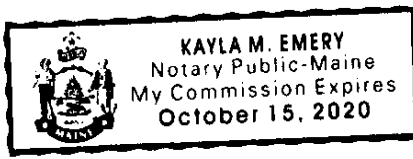
By Jessica Ham - Closing Analyst

Attest: Elizabeth Lewis - Closer

STATE OF Maine)
) ss.
COUNTY OF Cumberland)

I, Kayla Emery, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jessica Ham, personally known to me to be the Closing Analyst, an AUTHORIZED SIGNER OF OLYMPUS ASSET MANAGEMENT AS ATTORNEY IN FACT AND/OR AGENT CITIMORTGAGE, INC., a ME corporation, and Elizabeth Lewis, personally known to me to be the Closer 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 Closing Analyst and Closer, 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 7th day of January, 2014.



Kayla M. Emery
Notary Public
Commission Expires _____

MAIL TO:
ANNA BARTOSIK
1845 S. MICHIGAN AVE #1909
CHICAGO, IL 60616

SEND SUBSEQUENT TAX BILLS TO:
ANNA BARTOSIK
1845 S. MICHIGAN AVE #1909
CHICAGO, IL 60616

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

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SELLER'S STATEMENT (Occupied OR Non-occupied REO Property)

Title Commitment/Preliminary Report No. 2159315
Escrow No. 2159315
Property Address: 5312 W NEWPORT AVE., CHICAGO, IL 60641

(Vested Owner)
CITIMORTGAGE, INC. ("Seller"), states the following:

That regarding the property described in the referenced Commitment/Preliminary Report (the "Property"):

The undersigned reviewed the applicable business records of Citi Mortgage, Inc. ("Citi") and made inquiry of the appropriate persons employed by Seller and Citi (if other than the Seller) whose regular duties would result in knowledge of the matters set forth in this Statement.



The Property is unoccupied, and no person or entity other than Seller presently has the right to possess or occupy the Property and the undersigned does not have any knowledge of any leases or other occupancy agreements that affect the Property.

- OR (Mark applicable item) -

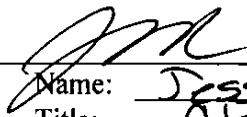


2. The Property is currently occupied, and the purchaser is aware of the occupancy.

Other than those being collected at settlement for the sale of the Property by Seller to the proposed purchaser, the undersigned does not have any knowledge of any additional outstanding or unpaid taxes or certified assessments.

Seller has fully paid for or will pay for all labor and services performed and materials provided for any repairs, maintenance, remodeling, renovation or other types of construction of improvements or additions on or to the Property made at the direction of Seller or its authorized representative during its period of ownership. The undersigned does not have any knowledge of any bills, invoices or accounts for labor, material or services rendered on the Property at the direction of Seller or its authorized representative which will not have been fully paid within 60 days of closing.

By:


Name: Jessica Ham
Title: Closing Analyst
Date: JAN 07 2014

JAN 07 2014

**by Olympus Asset Management
as attorney in fact**