

# UNOFFICIAL COPY



Doc#: 1404146017 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2014 10:12 AM Pg: 1 of 5

\*  
SL# 3197902  
REO# 850963

This instrument prepared by:

Segel Law Group Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
~~Stark Properties LLC~~  
35W101 Duchesne Drive  
~~Dundee IL 60118~~

*Diana Larson*  
*963 Stonhaven Dr.*  
*Elgin, IL 60120*

Mail Tax Statements To: Stark Properties LLC, 35W101 Duchesne Drive, Dundee IL 60118

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**06-18-110-003-0000**

## SPECIAL WARRANTY DEED

*and conveys*

CitiMortgage Inc., whose mailing address is ~~1000~~ Technology Drive, O'Fallon MO 63368, hereinafter grantor, for ~~\$81,500.00~~ (Eighty One Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Stark Properties LLC, hereinafter grantee, whose tax mailing address is 35W101 Duchesne Drive, Dundee IL 60118, the following real property: ~~321~~ Shiloh Lane, Elgin IL 60120.

SITUATED in the County of Cook, in the State of Illinois described as:

LOT 19 IN PARKWOOD UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 1 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD

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**PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS.  
ACCORDING TO THE PLAT OF SURVEY RECORDED NOVEMBER 30, 1970 AS  
DOCUMENT NO. 21330185, IN COOK COUNTY, ILLINOIS.**

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: **132704510**

REAL ESTATE TRANSFER		01/31/2014
	<b>COOK</b>	\$40.75
	<b>ILLINOIS:</b>	\$81.50
	<b>TOTAL:</b>	\$122.25

06-18-110-003-0000 | 20140101603793 | 5W8JHY



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Executed by the undersigned on 1-23, 2014:

**ServiceLink LLC as Attorney in Fact For CitiMortgage Inc.**

By: Kimberly A. Arndt

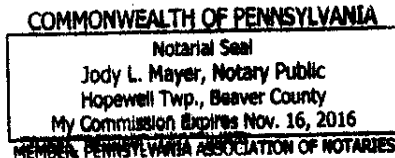
Name: Kimberly A. Arndt

Its: AUP

A Power of Attorney relating to the above described property was recorded on 9/17/2013 at Document Number: 1320057029.

STATE OF Pennsylvania  
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 1-23, 2014 by Kimberly A. Arndt its AUP on behalf of **ServiceLink LLC as Attorney in Fact For CitiMortgage Inc.**, 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.



[Signature]  
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~~

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## Exhibit "A" Legal Description

All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows:

Lot 19 in Parkwood Unit 1, being a subdivision of part of the Northeast 1/4 and part of Government Lot 1 of the Northwest 1/4 of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian, in the City of Elgin, Cook County, Illinois, according to the Plat of Survey Recorded November 30, 1970 as Document No. 21330185, in Cook County, Illinois.

Tax ID: 06-18-110-003-0000

Property of Cook County Clerk's Office

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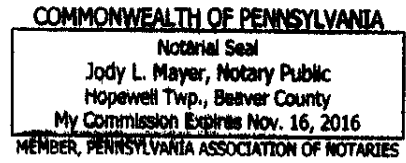
SL#3197902  
REO#850963

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-23, 2014

Kimberly A. Arndt  
Signature of Grantor or Agent



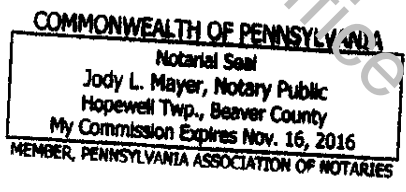
Subscribed and sworn to before  
Me by the said Kimberly A. Arndt  
this 23 day of Jan,  
2014.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 1-23, 2014

Christina Bostanc  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Christina Bostanc  
This 23 day of JAN,  
2014.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)