

# UNOFFICIAL COPY



1432810095

Doc#: 1432810095 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/24/2014 01:04 PM Pg: 1 of 3

First American Title  
Order # 2558428  
(101)

5849

## 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 County of Cook, Illinois, a Body Politic and Corporate, d/b/a Cook County Land Bank Authority, address: 140 S Dearborn, 14<sup>th</sup> Floor, Chicago, IL, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 47 IN BLOCK 13 IN FRANK N. GAGES ADDITION TO ENGLEWOOD HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 20 ACRES THEREOF) OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 8642 S Marshfield Ave, Chicago, IL 60620  
Tax Identification No. 20-31-429-029-0000

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

- (a) general real estate taxes for 2014 and subsequent years; and
- (b) building set back lines, easements, conditions, covenants and/or restrictions of record;

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

S X  
P B  
S N  
SC V  
INT D  
CG

REAL ESTATE TRANSFER TAX		17-Nov-2014
	CHICAGO:	0.00
	CTA:	105.00
	TOTAL:	105.00

20-31-429-029-0000 | 20141101643218 | 0-649-400-960

REAL ESTATE TRANSFER TAX		17-Nov-2014
	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50

20-31-429-029-0000 | 20141101643218 | 1-723-142-784

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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 14 day of October, 2014.

CITIMORTGAGE, INC.

Justin Jung

By:

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

STATE OF TEXAS  
COUNTY OF DALLAS

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

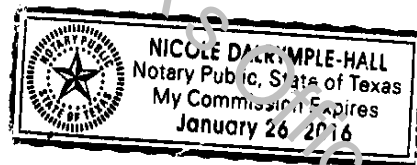
The foregoing instrument was acknowledged before me on 14 day of August, 2014 by Justin Jung, VP of National Default REO Services, a Delaware Limited Liability Company, dba First American Asset Closing Services (FAACS), a California Corporation, Attorney In Fact for Citimortgage, Inc.

GIVEN under my hand and official seal this 14 day of October, 2014.

Exempt under provisions of Paragraph B, Section 13-45, Property Tax Code

[Signature]  
Notary Buyer, Seller or Representative

[Signature]  
Notary Public



mail to:  
Cook County Land Bank  
Authority  
140 S. Dearborn  
14<sup>TH</sup> FLOOR  
Chicago, IL 60603  
Attn: Brian White,  
Executive Director

mail tax Bills to:  
Same

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**First American**

First American Title Insurance Company  
1010 Lake Street, Suite 113  
Oak Park, IL 60301  
Phone: (708)386-6416  
Fax: (866)242-3110

## 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 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 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: November 07, 2014

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent, affiant, on November 07, 2014.

Notary Public Susan M Nunnally



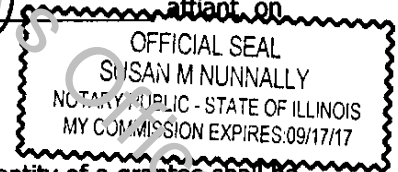
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: November 07, 2014

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent, affiant, on November 07, 2014.

Notary Public Susan M Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)