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Doc#: 1501322008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2015 08:23 AM Pg: 1 of 3

MAIL TO:
Edwin Sanchez
3044 S. Kildare Ave.
Chicago, IL 60623

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 7 day of October, 2014 between **Citibank, NA** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Edwin Sanchez and Sandra L. Valdez** 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: * **AS JOINT TENANTS**

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): 16-27-425-⁰³³~~003~~-0000
PROPERTY ADDRESS (ES): 3044 South Kildare Avenue, Chicago, IL 60623

2588874

REAL ESTATE TRANSFER TAX	12-Jan-2015
	CHICAGO: 975.00
	CTA: 390.00
	TOTAL: 1,365.00
16-27-425-033-0000 20150101656717 1-907-030-656	

REAL ESTATE TRANSFER TAX	12-Jan-2015
	COUNTY: 65.00
	ILLINOIS: 130.00
	TOTAL: 195.00
16-27-425-033-0000 20150101656717 0-433-093-248	

S X
P 13
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INT D

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

PLACE CORPORATE SEAL HERE



Citibank, NA, by Wells Fargo Bank, N.A. as
Attorney in Fact

X [Signature] 10/7/14
By:

SCOTT E GEIST
Its: Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 7th day of October, A.D., 2014, before me, a Notary Public in and
for said county, personally appeared Scott E Geist, to me personally known, who
being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said
Wells Fargo Bank, N.A. as Attorney in Fact for Citibank, NA, by authority of its board of
(directors or trustees) and the said (officer's name) Scott E. Geist
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:

Pierce & Associates, P.C.
1 N Dearborn, Suite 1300
Chicago, IL 60602
By: Jacqueline Konaszewski

REAL ESTATE TRANSFER TAX		08-Dec-2014
CHICAGO:		975.00
CTA:		390.00
TOTAL:		1,365.00

16-27-425-003-0000 | 20141001634287 | 0-017-140-352

Please send subsequent Tax Bills to:

Edwin Sanchez
3044 S. Kildare Ave.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		08-Dec-2014
COUNTY:		65.00
ILLINOIS:		130.00
TOTAL:		195.00

16-27-425-003-0000 | 20141001634287 | 0-835-209-856

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EXHIBIT A

LOT 35 IN PAUL VIEZEN'S SUBDIVISION OF THE EAST 140.77 FEET OF BLOCKS 6 AND 7 IN REEDS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: **3044 South Kildare Avenue, Chicago, IL 60623**