



Doc#: 1506501012 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2015 09:48 AM Pg: 1 of 3

MAIL TO:
Wayne S. Shapiro, PC
111 West Washington St
Ste 1028
Chicago, IL 60602-2715

5841

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 Matthew Schwartz, address: 1332 N. Campbell Ave., #2, Chicago, IL 60622, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

UNIT 2 IN THE 1332 N. CAMPBELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN BLOCK 3 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523634066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 1332 N. Campbell Ave., #2, Chicago, IL 60622
Tax Identification No. 16-01-219-048-1002

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;
- (c) provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 0523634066 and any amendments thereto

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And said grantor, hereby expressly waives and releases any and all right or

1st AMERICAN TITLE order # 2545873

UNOFFICIAL COPY

Property of Cook County Clerk's Office

02-Mar-2015

REAL ESTATE TRANSFER TAX 851.25

CHICAGO: 340.50

CTA: 1,191.75

TOTAL: 2,064,269.696

16-01-219-048-1002 | 20150201666057 | 0-527-548-800

02-Mar-2015

REAL ESTATE TRANSFER TAX 56.75

COUNTY: 113.50

ILLINOIS: 170.25

TOTAL: 300.50

16-01-219-048-1002 | 20150201666057 | 0-527-548-800

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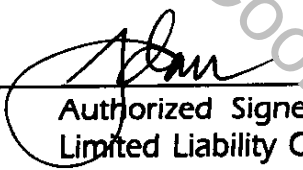
benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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
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 7 day of January, 2015.

CITIMORTGAGE, INC.

By:  **Jamey Davis**
 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

*mail to bills to
 Matthew Schwartz
 1332 N. Campbell #2
 Chicago IL 60622*

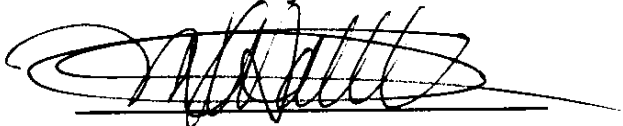
THIS INSTRUMENT WAS PREPARED BY:
 Hauseiman, Rappin & Olswang, Ltd.
 29 E Madison St
 Suite 950
 Chicago, IL 60602

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on 7 day of January, 2015 by Jamey Davis, 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 7 day of January, 2015.



Notary Public

