

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1512735046 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2015 11:23 AM Pg: 1 of 3

THIS AGREEMENT, made this 10 day of March, 2015, between CITIMORTGAGE, INC., a corporation created and existing under and by virtue of the laws of the State of NY and duly authorized to transact business in the State of Illinois, as GRANTOR, and REBECCA A. SCHMIDLY, 1164 MILL CREEK DR. BUFFALO GROVE, IL 60089, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) 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 her 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:

PARCEL 1: UNIT 1-3-9-R-D-1 ^{unmarried person} TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON COMMONS II COACH HOUSES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26072210, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NO. G-1-3-9-D-1, AS LIMITED COMMON ELEMENTS, SUBJECT TO THE PROVISIONS AND LIMITATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26072210.

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), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), her 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: 03-09-402-022-1031

1st AMERICAN TITLE order # 2601984
102

Address of the Real Estate: 1532 SPRINGVIEW COURT #D1, WHEELING, IL 60090



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.

S
P
S
SC
INT

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
 COUNTY: 04-May-2015
 ILLINOIS: 58.00
 TOTAL: 116.00
 03-09-402-022-1031 | 20150401678709 | 0-279-344-512

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its attorney in fact, and, if applicable, to be attested by its attorney in fact the day and year first above written.

CITIMORTGAGE, INC. 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

By [Signature] **Sandra Taylor** UP

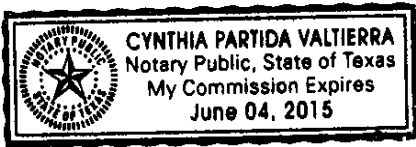
Attest: [Signature]
Amanda Roberts

STATE OF Texas)
COUNTY OF Dallas) ss. Dallas Texas

I, Cynthia Partida Valtierra, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra Taylor, personally known to me to be the attorney in fact, an 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, CITIMORTGAGE, INC., a New York corporation, and Sandra Taylor, personally known to me to be the attorney in fact 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 Sandra Taylor and Amanda Roberts, 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 10 day of March, 2015.

Cynthia Partida Valtierra
Notary Public



Commission Expires 6415

MAIL TO: 1532 Springview Court 101
Wheeling, Illinois 60090

SEND SUBSEQUENT TAX BILLS TO: Rebecca A Schmally
1532 Springview Ct. 10-1
Wheeling, IL 60090