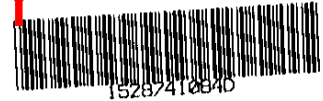


# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

Doc#: 1528741084 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/14/2015 02:38 PM Pg: 1 of 2

THIS AGREEMENT, made this 30<sup>th</sup> day of September, 2015, between CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, a corporation created and existing under and by virtue of the laws of the State of FL and duly authorized to transact business in the State of Illinois, as GRANTOR, and TBR PROPERTIES B LLC, 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 their 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:

LOT 13 IN BLOCK 3 IN E.B. SHOGREN AND COMPANY'S AVALON PARK SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 25 INCLUSIVE AND 27 TO 46 INCLUSIVE IN BLOCK 3 IN PIERCE'S PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE CH 15014579 2012

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), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their 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: 20-35-217-011-0000

Address of the Real Estate: 8139 S AVALON AVE, CHICAGO, IL 60619

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.

BOX 15 P 2  
S N  
SC Y  
INT AB

REAL ESTATE TRANSFER TAX		07-Oct-2015
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00

REAL ESTATE TRANSFER TAX		07-Oct-2015
	COUNTY:	20.00
	ILLINOIS:	40.00
	TOTAL:	60.00

# UNOFFICIAL COPY

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

CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST

By [Signature]  
MERIDIAN ASSET SERVICES, AS ATTORNEY IN FACT By Matthew Krueger, V.P.

STATE OF Florida )  
 ) ss.  
COUNTY OF Pinellas )

I, Gerald E. Murch, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Krueger, personally known to me to be the V.P. of MERIDIAN ASSET SERVICES, AS ATTORNEY IN FACT FOR CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, a \_\_\_\_\_ 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 \_\_\_\_\_ and he/she 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 30th day of September, 2015.



GERALD E. MURCH  
MY COMMISSION # FF 092604  
EXPIRES: February 13, 2018  
Bonded Thru Budget Notary Services

Gerald E. Murch  
Notary Public

Commission Expires 2/13/2018

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

TBR PROPERTIES B LLC  
954 W. WASHINGTON, Suite 420  
CHICAGO, IL 60607

TBR PROPERTIES B LLC  
954 W. WASHINGTON, Suite 420  
CHICAGO, IL 60607

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.