

File # 2010924

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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1528934000 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 08:01 AM Pg: 1 of 2

THIS AGREEMENT, made this 21 day of September 2015, between CITIBANK, N.A., a corporation created and existing under and by virtue of the laws of the U.S. and duly authorized to transact business in the State of Illinois, as GRANTOR, and GERALD FORSYTHE

, 1111 WILLIS AVE., WHEELING, IL 60090, 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 his 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:

UNIT NO. 400 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS THE "PARCEL"): LOTS 1 AND 2 IN BLOCK 2 AND LOT 1 IN BLOCK 3 IN MINER'S ADDITION TO DUNTON, A SUBDIVISION OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE, UNDER A TRUST AGREEMENT DATED FEBRUARY 1, 1978 AND KNOWN AS TRUST NO. 33546 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 12, 1978 AS DOCUMENT 24623630 AND REGISTERED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 12, 1978 AS DOCUMENT NO. 3045681; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY) ALSO PARKING SPACE(S) 28 and 29, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP.

Together with all and singular the hereditaments and appurtenances thereto 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), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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: 03-30-418-049-1028

Address of the Real Estate: 205 W. MINER STREET #400, ARLINGTON HEIGHTS, IL 60005

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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.

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

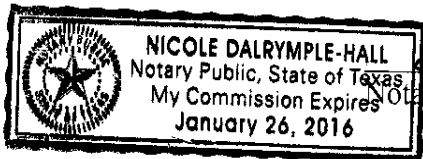
CITIBANK, N.A.

By [Signature]
Nicholas Murphree
Assistant Vice President
Attest: [Signature]

STATE OF Texas)
COUNTY OF Dallas) ss.

I, **Nicole Dalrymple-Hall**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas Murphree, personally known to me to be the AVP, of CITIBANK, N.A., a U.S. corporation, and Carol Joyner, personally known to me to be the Secretary 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 Nicholas Murphree and Carol Joyner, 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 01 day of September, 2015.



[Signature]
Notary Public
Commission Expires _____

MAIL TO: Gerald Forsythe
205 West Meier Street # 400
Arlington, Texas
76010
SEND SUBSEQUENT TAX BILLS TO: _____

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

REAL ESTATE TRANSFER TAX		14-Oct-2015
COUNTY:		60.50
ILLINOIS:		121.00
TOTAL:		181.50

03-30-418-049-1028 | 20151001632861 | 1-939-021-888