



Doc#: 1529242105 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2015 02:41 PM Pg: 1 of 5

FATC/1021
2691240

This Document Prepared By:

Brian P. Tracy, Esq
15W030 N. Frontage Road, Suite 100
Burr Ridge, IL 60527

After Recording Return To:

Heriberta Peralta and Amador Sanchez
6329 S. Richmond Street 5662 S. Artesian
Chicago, IL 60629 60629

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of Sept, 20 15, between CitiMortgage, Inc., hereinafter ("Grantor"), and Heriberta Peralta and Amador Sanchez, whose mailing address is 5662 S. Artesian Chicago, IL 60629 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 6329 S. Richmond Street, Chicago, IL, 60629.

*Not as
tenants in
Common but
as
Joint tenants.*

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.


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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.


REAL ESTATE TRANSFER TAX 12-Oct-2015
CHICAGO: 465.00
CTA: 186.00
TOTAL: 651.00
 19-24-105-015-0000 | 20150901631353 | 0-869-580-864



REAL ESTATE TRANSFER TAX 12-Oct-2015
COUNTY: 31.00
ILLINOIS: 62.00
TOTAL: 93.00
 19-24-105-015-0000 | 20150901631353 | 0-981-418-048

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Executed by the undersigned on 9-21, 20 15

GRANTOR:

CitiMortgage, Inc

By: _____

Name: _____

Jarney Davis

Title: _____

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

STATE OF Texas)

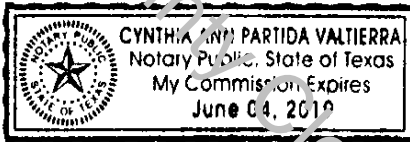
COUNTY OF Dallas)

) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jarney Davis, personally known to me to be the attly in fact of CitiMortgage, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such attly in fact [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of Sept, 20 15

Commission expires _____, 20 19
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Heriberta Peralta and Amador Sanchez

~~6329 S. Richmond Street~~

5662 S. Artesian

Chicago, IL, 60629

Cynthia Ann Partida Valtierra
Heriberta Peralta

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Exhibit A
Legal Description

THE NORTH 20 FEET OF LOT 40 AND 41 (EXCEPT THE NORTH 15 FEET THEREOF) IN
BLOCK 1 IN EAST CHICAGO LAWN, SWANNELL'S SUBDIVISION OF THE WEST 1/2
OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

Permanent Real Estate Index Number: 19-24-105-015-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.