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FIRST AMERICAN TITLE
FILE # 2570401

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 1602622006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2016 08:11 AM Pg: 1 of 3

THIS AGREEMENT, made this 6 day of January, 2016, between CITIMORTGAGE, INC., a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, as GRANTOR, and FRANCISCO VELAZQUEZ 3822 W. 60TH ST., CHICAGO, IL 60629 as GRANTEE(S), WITNESS: I, 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:

LOT 13 IN BLOCK 4 IN JOHN H. MCGEARY'S DELUXE SUBDIVISION BEING A RESUBDIVISION OF BLOCKS 2 AND 4 IN ROBINSON AND GOOD'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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), 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: 19-15-227-008-0000

Address of the Real Estate: 4137 W. 58TH STREET, CHICAGO, IL 60629

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.

REAL ESTATE TRANSFER TAX		21-Jan-2016
	CHICAGO:	978.75
	CTA:	391.50
	TOTAL:	1,370.25 *

19-15-227-008-0000 | 20160101661305 | 0-209-792-064

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Jan-2016
	COUNTY:	65.25
	ILLINOIS:	130.50
	TOTAL:	195.75

19-15-227-008-0000 | 20160101661305 | 1-919-859-776

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its attly in fact, and, if applicable, to be attested by its attly 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

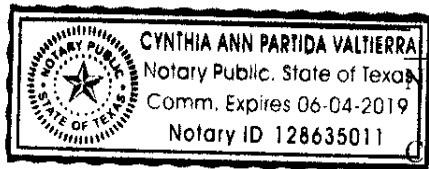
By [Signature] **Jamey Davis**

Attest: [Signature] **Justin Jung**

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

I, Cynthia Ann Partida Valtierra, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jamey Davis, personally known to me to be the attly 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 Jamey Davis, personally known to me to be the attly 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 Jamey Davis and Justin Jung, 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 6 day of January, 2016.



Cynthia Ann Partida Valtierra
Notary Public
Commission Expires 6 4 19

MAIL TO: 4137 W 58th St
Chicago Ill 60629
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.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 13 IN BLOCK 4 IN JOHN H. MCGEARY'S DELUXE SUBDIVISION BEING A RESUBDIVISION OF BLOCKS 2 AND 4 IN ROBINSON AND GOOD'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-15-227-008-0000 Vol. 0392

Property Address: 4137 West 58th Street, Chicago, Illinois 60629

Property of Cook County Clerk's Office