

# UNOFFICIAL COPY



Doc#: 1604815030 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 02/17/2016 01:42 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:  
SILK ABSTRACT COMPANY  
1000 GERMANTOWN PIKE, SUITE J-4  
PLYMOUTH MEETING, PA 19462  
File No. REO-65946-

MAIL TAX STATEMENTS TO:  
**RUBEN VELAZQUEZ**  
**YOLANDA VELAZQUEZ**  
950 NORTH RIDGEWAY AVENUE  
CHICAGO, IL 60651

Tax ID No.: 16-02-420-018-0000

## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 12th day of January, 2016, by and between **CITIMORTGAGE, INC.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 2595 WEST CHANDLER BOULEVARD, CHANDLER, AZ 85224 hereinafter referred to as Grantor(s) and **RUBEN VELAZQUEZ AND YOLANDA VELAZQUEZ, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON**, a mailing address of 950 NORTH RIDGEWAY AVENUE, CHICAGO, IL 60651, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 1526116028, Recorded: 09/18/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

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Tax ID No.: 16-02-420-018-0000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 12th day of January, 2016.

CITIMORTGAGE, INC., BY BANK OF AMERICA, N.A. AS ATTORNEY-IN-FACT

BY: *Kelly M. Sorenson*  
PRINT NAME: Kelly M. Sorenson  
TITLE: Assistant Vice President

POA Ref  
Doc # 1403419008  
Recorded 01/24/14

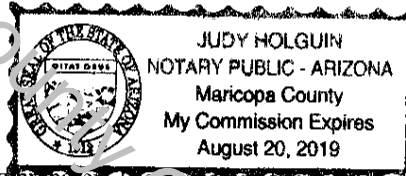
STATE OF Arizona

COUNTY OF Maricopa


I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kelly M. Sorenson as AVP on behalf of BANK OF AMERICA, N.A., AS ATTORNEY IN-FACT FOR CITIMORTGAGE, INC., is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 12th day of January, 2016.

*Judy Holguin*  
Notary Public Judy Holguin  
My commission expires: 08/20/2019





No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

<b>REAL ESTATE TRANSFER TAX</b>	16-Feb-2016
	CHICAGO: 225.00
	CTA: 90.00
	<b>TOTAL: 315.00</b>

16-02-420-018-0000 | 20160101664509 | 1-354-656-320

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

<b>REAL ESTATE TRANSFER TAX</b>	17-Feb-2016
 	COUNTY: 15.00
	ILLINOIS: 30.00
	<b>TOTAL: 45.00</b>

16-02-420-018-0000 | 20160101664509 | 0-529-099-328

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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

Date \_\_\_\_\_

Signature of Buyer, Seller or Representative \_\_\_\_\_

Name & Address of Preparer:

ANNA PITTMAN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

Property of Cook County Clerk's Office

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EXHIBIT A  
LEGAL DESCRIPTION

LOT 218 IN DICKEY'S SECOND ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

TAX ID NUMBER: 16-02-420-018-0000

PROPERTY COMMONLY KNOWN AS: 815 NORTH DRAKE AVENUE, CHICAGO. IL 60651

Property of Cook County Clerk's Office