

# UNOFFICIAL COPY

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

THIS AGREEMENT, made this 29<sup>th</sup> day of March, 2016, between CITIMORTGAGE, INC., a corporation created and existing under and by virtue of the laws of the State of MO and duly authorized to transact business in the State of Illinois, as GRANTOR, and MG CROWS CORPORATION, 7913 Iroquois Court, Woodridge, IL 60517, 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 its 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 15 IN BLOCK 1 IN SALINGER AND HUBBARDS KENILWORTH BOULEVARD ADDITION TO OAK PARK, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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.

Permanent Real Estate Numbers: 16-06-106-011-0000

Address of the Real Estate: 1230 N GROVE, OAK PARK, IL 60302

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 attly in fact, and, if applicable, to be attested by its attly in fact, the day and year first above written.



Doc#: 1610545003 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/14/2016 08:22 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
FILE # 2566976  
(1091)

Reisto 3

# UNOFFICIAL COPY

Property of Cook County Clerk's Office



**REAL ESTATE TRANSFER TAX** 13-Apr-2016



COUNTY:	170.25
ILLINOIS:	340.50
<b>TOTAL:</b>	<b>510.75</b>

16-06-106-011-0000 | 20160401687954 | 1-696-710-208

# UNOFFICIAL COPY

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

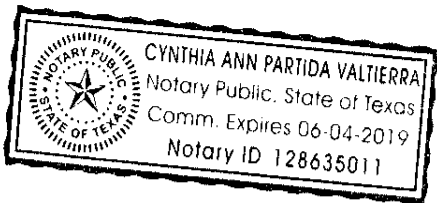
By [Signature] **Jamey Davis**  
Attest: [Signature] **Sandra Taylor**

STATE OF Texas  
COUNTY OF Dallas

)  
) ss. Acknowledgement

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 only 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 newyork corporation, and Jamey Davis, personally known to me to be the only 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 Sandra Taylor, 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 31st day of March, 2016.



[Signature]  
Notary Public  
Commission Expires 6/4/19

mail to & mail tax Bills to.  
MAIL TO: MG Crows Corporation  
~~1230 N GROW~~  
~~Oak Park IL 60302~~  
7913 Irroquois Ct.  
Woodridge, IL 60517

**Real Estate Transfer Tax**

**\$2,728.00**

Oak Park [www.oak-park.us](http://www.oak-park.us)