

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 1625834002 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2016 09:06 AM Pg: 1 of 3

THIS AGREEMENT, made this 2 day of September, 2016, between CITIMORTGAGE, INC., a corporation created and existing under and by virtue of the laws of the State of NY and duly authorized to transact business in the State of Illinois, as GRANTOR, and HAROLD D. SILAS, 10840 S. VERNON, CHICAGO, IL 60628 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:

FIRST AMERICAN TITLE
1/1 FILE # 2756905

LOT 2640 AND THE WEST 5 FEET OF LOT 2641 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 5 BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, 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: 25-15-409-065-0000


Address of the Real Estate: 512 E. 109TH ST., CHICAGO, IL 60628

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.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		13-Sep-2016	
		COUNTY:	13.75
		ILLINOIS:	27.50
		TOTAL:	41.25
25-15-409-065-0000 20160901654543 1-488-526-144			

REAL ESTATE TRANSFER TAX		13-Sep-2016	
		CHICAGO:	206.25
		CTA:	82.50
		TOTAL:	288.75 *
25-15-409-065-0000 20160901654543 0-058-374-976			

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

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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 atty in fact, and, if applicable, to be attested by its atty 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

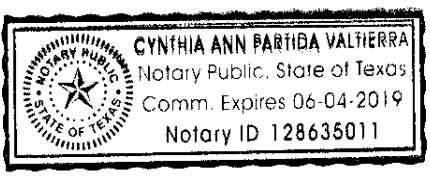
By [Signature] **Jamey Davis**

Attest: [Signature] **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 atty 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 atty 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 2 day of September, 2016.



[Signature]
Notary Public

Commission Expires 6-4-2019

MAIL TO:
512 E 109th St
Chicago IL 60628

SEND SUBSEQUENT TAX BILLS TO:
HAROLD D. SILAS
10870 S. VERNON
CHICAGO, IL 60628