

UNOFFICIAL COPY

After Recording Return To:

County of Cook, Illinois, a
body politic and corp, d/b/a
Cook County Land Bank
Authority
69 West Washington St., Ste.
2938, Chicago, IL 60602

This Instrument Prepared by:

Danielle A. Pinkston - Esq.
55 East Monroe, Suite #3800
Chicago, IL. 60603

Mail Tax Statements To:

County of Cook, Illinois, a
body politic and corp, d/b/a
Cook County Land Bank
Authority
69 West Washington St., Ste.
2938, Chicago, IL 60602

Ref.# 10286114dil

APN: 20-25-402-032-0000

17NW7125661VH
call CLND



Doc# 1707410137 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 01:12 PM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 3 day of Feb, 2017, by CITIBANK, N.A., whose address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called GRANTOR, grants to COUNTY OF COOK, ILLINOIS, a body politic and corp d/b/a Cook County Land Bank Authority, whose address is 69 West Washington Street, Suite 2938, Chicago, IL 60602 hereinafter called GRANTEE:

GRANTOR, for and in consideration of the sum of ~~\$\$\$65,000.00~~ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

LOT 13 AND THE NORTH 1/2 OF LOT 14 IN BLOCK 2 IN BINFORD'S SUBDIVISION OF BLOCK 1 IN CAROLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7530 South Merrill Avenue, Chicago, IL 60649

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

REAL ESTATE TRANSFER TAX

14-Mar-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-25-402-032-0000 | 20170301623739 | 0-791-308-992

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

REAL ESTATE TRANSFER TAX

14-Mar-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-25-402-032-0000 | 20170301623739 | 0-443-390-656

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In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

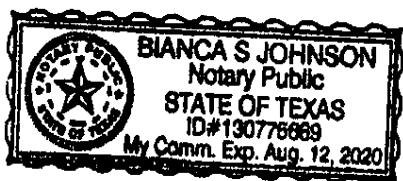
CITIBANK, N.A.

By: *[Signature]*
Ester Robinson
Printed Name

Title: ADP

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ester Robinson, personally known to me to be the ADP of CITIBANK, N.A., 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 severally acknowledged that he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



[Signature]
Notary Public
My commission expires: _____

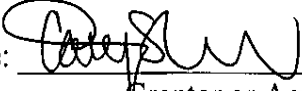
No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.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

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH 5 SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 8 SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO. 200.1288
3/13/2017 Date
[Signature] Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 13, 2017 Signature: 
Grantor or Agent


SUBSCRIBED and SWORN to before me

this 13th day of March, 2017.


NOTARY PUBLIC



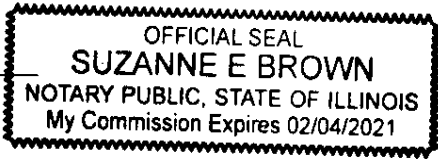
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 13, 2017 Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 13th day of March, 2017.


NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)