

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual(s))

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Doc# 1709645103 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/06/2017 02:42 PM PG: 1 OF 3

The Grantor, National Residential Nominee Services, Inc., a Delaware Corporation of 900 Wilshire Drive Suite 107, Troy, MI 48084 ("Grantor") for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and Specially WARRANTS \*\* to Tomas Citta, A SINGLE MAN ("Grantee") of 2447 W. Medill Ave. Apt. 1R Chicago IL 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

(Strike Inapplicable)

FIDELITY NATIONAL TITLE Ch 1700 2332

3 2 of 3

4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~(As A Trust In Common)~~ ~~(As A Joint Tenancy)~~ ~~(As A Tenancy In Common)~~ ~~(As A Tenancy In Severalty)~~, forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 14-31-204-036-1002

Address of Real Estate: 2340 N. Elston Avenue Unit 2F, Chicago, Illinois 60614

Dated this 1 day of March, 2017.

National Residential Nominee Services, Inc.

By: Karen Arenas, VP & Asst Sec

Name: Karen Arenas Title: VP & Asst Sec

IMPRESS CORPORATE SEAL HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Karen Arenas personally known to me to be duly authorized by the National Residential Nominee Services, Inc, she signed and delivered the said instrument and caused the corporate seal of said corporation to be fixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as her free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 2017

Commission expires: 3/26/2021 Serafina A. Damico  
NOTARY PUBLIC

This instrument was prepared by Richard Shopiro, Sulzer & Shopiro, Ltd., 20 N. Wacker Dr., Suite 2250, Chicago, IL 60606

SERAFINA A DAMICO  
NOTARY PUBLIC-STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires 3/26/2021  
Acting in the County of Oakland

S N  
P 3  
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## LEGAL DESCRIPTION

Of premises commonly known as: 2340 N. Elston Avenue Unit 2F, Chicago , Illinois 60614

See Exhibit 'A' attached hereto.

\*\*The Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premised until the said Grantee and unto the Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

REAL ESTATE TRANSFER TAX		06-Apr-2017
CHICAGO:		2,242.50
CTA:		897.00
TOTAL:		3,139.50 *

14-31-204-036-1002 | 20170301632817 | 0-515-167-936

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

REAL ESTATE TRANSFER TAX		06-Apr-2017
COUNTY:		149.50
ILLINOIS:		299.00
TOTAL:		448.50

14-31-204-036-1002 | 20170301632817 | 0-522-892-992

**MAIL TO:**

Mark Cahan  
2924 N. Lincoln Ave #200  
Chicago IL 60657

**SEND SUBSEQUENT TAX BILLS TO:**

Tomas Citta  
2340 N. Elston Avenue Unit 2F  
Chicago , Illinois 60614

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EXHIBIT 'A'

**PARCEL 1:** UNIT NUMBER 2-F IN THE ELSTON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN BLOCK 6 OF FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99654477; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99654477.

Property of Cook County Clerk's Office