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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc# 1710306000 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2017 09:10 AM PG: 1 OF 4

THIS AGREEMENT, made this 27 day of March, 2017, between CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, a corporation created and existing under and by virtue of the laws of the U.S. and duly authorized to transact business in the State of Illinois, as GRANTOR, and AARON COLLARD, 6530 S. INGLESIDE AVE., CHICAGO, IL 60637, 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:

THE NORTH 1/2 OF LOT 7 IN BLOCK 6 IN WOODLAND RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 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: 20-23-114-030-0000

Address of the Real Estate: 6530 S. INGLESIDE AVE., CHICAGO, IL 60637

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

FIRST AMERICAN TITLE

FILE # 2810630

1071

ROCK 4

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further otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, by its AVP, and, if applicable, to be attested by its AVP, the day and year first above written.

CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE BY CITIMORTGAGE, INC. AS ITS ATTORNEY-IN-FACT

By [Signature]

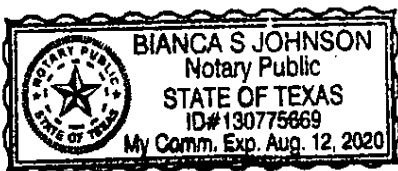
Attest: Wendy Ballabin

STATE OF Texas

COUNTY OF Dallas

I, Bianca S Johnson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that EM Robinson, personally known to me to be the AVP of CITIMORTGAGE, INC., ATTORNEY-IN-FACT FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, a New York corporation, and Wendy Ballabin, personally known to me to be the AVP 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 AVP and AVP, 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 herein set forth.

Given under my hand and official seal, this 27 day of March, 2017.



Notary Public [Signature]

Commission Expires 08/12/2020

MAIL TO:

DARON COLLARD

SEND SUBSEQUENT TAX BILLS TO:

DARON COLLARD

REAL ESTATE TRANSFER TAX 12-Apr-2017



COUNTY: 50.00
ILLINOIS: 100.00
TOTAL: 150.00

20-23-114-030-0000 | 20170401635671 | 0-212-741-824

REAL ESTATE TRANSFER TAX 12-Apr-2017



CHICAGO: 750.00
CTA: 300.00
TOTAL: 1,050.00

20-23-114-030-0000 | 20170401635671 | 0-738-670-272

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

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1357 E. 55TH PLACE
CHICAGO, ILLINOIS 60637

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This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

SELLER'S STATEMENT
(Occupied OR Non-occupied REO Property)

Title Commitment/Preliminary Report No. _____

Escrow No. _____

Property Address: 6530 S. INGLESIDE AVE., CHICAGO, IL 60637

CitiMortgage, Inc., provides certain servicing activities or acts as a servicer on behalf of the following owner of the captioned property

CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ("Seller"). The undersigned is employed as a Vice President – Document Control of CitiMortgage, Inc., and in that capacity is authorized to state the following to the best knowledge and belief of the undersigned:

That regarding the property described in the referenced Commitment/Preliminary Report (the "Property"):

1. I, the undersigned, am employed by CitiMortgage, Inc. as a Vice President – Document Control. CitiMortgage, Inc. acts as a servicer for Seller. In that capacity, I am authorized to execute this affidavit on behalf of Seller. The statements made in this Affidavit are based on my personal knowledge.

2. The undersigned reviewed the applicable business records of Citi Mortgage, Inc. ("Citi") and made inquiry of the appropriate persons employed by Seller and Citi (if other than the Seller) whose regular duties would result in knowledge of the matters set forth in this Statement.

3. The Property is unoccupied, and no person or entity other than Seller presently has the right to possess or occupy the Property and the undersigned does not have any knowledge of any leases or other occupancy agreements that affect the Property.

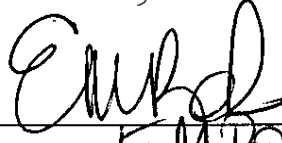
- OR (Mark applicable item) -

4. The Property is currently occupied, and the purchaser is aware of the occupancy.

5. Other than those being collected at settlement for the sale of the Property by Seller to the proposed purchaser, the undersigned does not have any knowledge of any additional outstanding or unpaid taxes or certified assessments.

6. Seller has fully paid for or will pay for all labor and services performed and materials provided for any repairs, maintenance, remodeling, renovation or other types of construction of improvements or additions on or to the Property made at the direction of Seller or its authorized representative during its period of ownership. The undersigned does not have any knowledge of any bills, invoices or accounts for labor, material or services rendered on the Property at the direction of Seller or its authorized representative which will not have been fully paid within 60 days of closing.

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By: 
Name: E.M. Robinson
Title: A Vice President - Document Control
Date: 3/27/17

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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