

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this 18 day of April, 2017, 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 EDGAR P. TUCTO** and GLORIA D. TUCTO*, 4208 W. HADDON AVE, CHICAGO, IL 60651, 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 their 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:

*not as joint tenants but as
TEENANTS BY THE ENTIRETY **Cabrera
LOT 10 IN BLOCK 4 IN MILLS AND SON'S RESUBDIVISION OF BLOCKS 1 TO 4 IN TELFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN FOSTERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, 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), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their 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: 16-03-412-040-0000

FIRST AMERICAN TITLE
FILE # 2833036
1/2

Address of the Real Estate: 1000 N KEDVALE AVENUE, CHICAGO, IL 60651

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



Doc# 1713116004 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2017 09:16 AM PG: 1 OF 3

R 3

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 10-May-2017



CHICAGO:	1,200.00
CTA:	480.00
TOTAL:	1,680.00

16-03-412-040-0000 | 20170501648713 | 0-272-224-704

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

REAL ESTATE TRANSFER TAX

10-May-2017



COUNTY:	80.00
ILLINOIS:	160.00
TOTAL:	240.00

16-03-412-040-0000 | 20170501648713 | 0-301-740-480

UNOFFICIAL COPY

atly 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

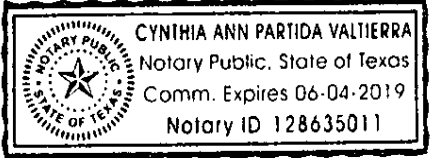
By [Signature] **Jamey Davis**

Attest: [Signature] **Justin Jung**

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 atly 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 atly 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 Justin Jung, 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 18 day of April, 2017.



Cynthia Ann Partida Valtierra
Notary Public

Commission Expires 6-4-2019

MAIL TO:-
~~4208 W Haddon Ave~~
~~Chicago, IL 60651~~

Mail To [Symbol]
SEND SUBSEQUENT TAX BILLS TO:
Edgar & Gloria Tucto
1000 N. Kedvale
Chicago, IL
60651

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