

UNOFFICIAL COPY

After Recording Return To:
Tiantian Qiu and Jojo Chen
5634 Grandview Drive
Greendale, WI 53129

This Instrument Prepared by:
Danielle A. Pinkston - Esq.
55 East Monroe, Suite #3800
Chicago, IL 60603

Mail Tax Statements To:
Tiantian Qiu and Jojo Chen
5634 Grandview Drive
Greendale, WI 53129

Ref.# 10675063

APN: 15-03-318-011-0000



Doc# 1718122038 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 11:23 AM PG: 1 OF 2

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 30 day of May, 2017, by US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CRMSI REMIC 2007-02-REMIC PASS-THROUGH CERTIFICATES SERIES 2007-02, whose address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called GRANTOR, grants to TIAN TIAN QIU and JOJO CHEN, whose address is 5634 Grandview Drive, Greendale, WI 53129, hereinafter called GRANTEE:

**AS TENANTS IN COMMON*

GRANTOR, for and in consideration of the sum of \$129,900.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

ALL THAT PARCEL OF LAND IN CITY OF MELROSE PARK, COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC #0521533090, ID #15-03-318-011-0000, BEING KNOWN AND DESIGNATED AS LOTS 19 AND 20 IN BLOCK 133 IN MELROSE IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1218 N 22nd Avenue, Melrose Park, IL 60160

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

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

AS TENANTS IN COMMON

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

30-Jun-2017



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

15-03-318-011-0000

| 20170601672174 | 0-842-073-536

JR

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

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CRMSI REMIC 2007-02-REMIC PASS-THROUGH CERTIFICATES SERIES 2007-02

By: **CITIMORTGAGE, INC.**, as attorney in fact

By: *EM Robinson*

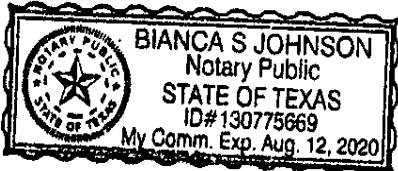
Title: *AVP*

Printed Name *EM Robinson*

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 *EM Robinson*, personally known to me to be the *AVP* of CITIMORTGAGE, INC., as attorney in fact for US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CRMSI REMIC 2007-02-REMIC PASS-THROUGH CERTIFICATES SERIES 2007-02, 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: _____

Exempt under provisions of 35 ILCS 200/, Sec. 31-45, Para. E Real Estate Transfer Tax Law.

Date _____ Buyer, Seller or Representative

OR DOCUMENTARY STAMPS



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.