

# UNOFFICIAL COPY



\*1810818086D\*

Doc# 1810818086 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2018 03:17 PM PG: 1 OF 3

SL#170459246

This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg IL 60173

After Recording Return To:  
Valerie Parham  
Darryl Parham  
Michael Dean Parham  
18504 Alexis Ct.  
Hazel Crest, IL 60429

Mail Tax Statements To: Valerie Parham, Darryl Parham, Michael Dean Parham; 18504 Alexis Ct., Hazel Crest, IL 60429

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**31-35-210-020-0000**

## SPECIAL WARRANTY DEED

CitiMortgage, Inc., whose mailing address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter grantor, for \$13,503.00 (Thirteen Thousand Five Hundred Three Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Valerie Parham, A Single Woman, Darryl Parham, A Married Man, and Michael Dean Parham, A Single Man, as Joint Tenants, hereinafter grantee, whose tax mailing address is 18504 Alexis Ct., Hazel Crest, IL 60429, the following real property: 306 Mohawk Street, Park Forest, IL 60466.

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REAL ESTATE TRANSFER TAX

18-Apr-2018



COUNTY:	7.00
ILLINOIS:	14.00
TOTAL:	21.00

31-35-210-020-0000

| 20180401638070 | 1-115-169-056

CCRD REVIEW

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**SITUATED in the County of COOK, in the State of Illinois described as:****LOT 28 IN BLOCK 92 IN VILLAGE OF PARK FOREST AREA NUMBER 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JUNE 25, 1951 AS DOCUMENT 15197640 IN COOK COUNTY, ILLINOIS.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1802429078**

REAL ESTATE  
TRANSFER TAX 70dol's00cts

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Executed by the undersigned on March 13, 2018:**CitiMortgage, Inc.**By: Susan M. TremainName: Susan M. TremainIts: Vice President Document ControlSTATE OF KENTUCKY  
COUNTY OF BOONE

The foregoing instrument was acknowledged before me on March 13, 2018 by Susan M. Tremain its Vice President Document Control on behalf of CitiMortgage, Inc., who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

**DEBRA HANCOCK**  
Notary Public, ID No: 558788  
State at Large, Kentucky  
My Commission Expires June 18, 2020

Debra Hancock  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative