

# UNOFFICIAL COPY

Doc#: 1827406126 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/01/2018 12:10 PM Pg: 1 of 3

Dec ID 20180901691717  
ST/CO Stamp 1-852-364-960 ST Tax \$337.00 CO Tax \$168.50

First American Title  
File # 2037863

---

## COVER SHEET

Attached by

First American Title Insurance Company

For the purpose of affixing Recording information

For this Special Warranty Deed

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Illinois)

THIS AGREEMENT, made this 24<sup>th</sup> day of September, 2018, 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 ARTURAS PIVORIS, 1225 PINE POINT, GLENVIEW, IL 60025, 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:

LOT 1 IN WYATT AND COON'S RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 1 IN WYATT AND COON'S OAKWOOD KNOLL UNIT NO. 1, BEING A SUBDIVISION OF PART OF LOTS 4 AND 5 IN HATTENDORF'S SUBDIVISION OF PART OF LOT 1 IN ASSESSOR'S DIVISION OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, 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: 04-35-123-021-0000

Address of the Real Estate: 1225 PINE POINT, GLENVIEW, IL 60025

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 AUTHORIZED SIGNER, the day and year first above written.

**FIRST AMERICAN TITLE**  
FILE # 2897863

# UNOFFICIAL COPY

CITIMORTGAGE, INC. BY AUTHORIZED SIGNER OF NATIONAL DEFAULT REO SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS ATTORNEY IN FACT

By *[Signature]*

Attest: BRANDON DELA CRUZ

STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

Authorized Signor of National Default REO Services, LLC,  
a Delaware Limited Liability Company,  
as Attorney in Fact and/or agent

I, MARIA ELENA CARRILLO, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BRANDON DELA CRUZ, personally known to me to be the AUTHORIZED SIGNOR, an AUTHORIZED SIGNER OF NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY AS ATTORNEY IN FACT AND/OR AGENT CITIMORTGAGE, INC., a NEW YORK corporation, and BRANDON DELA CRUZ, personally known to me to be the AUTHORIZED SIGNOR 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 Brandon Dela Cruz and \_\_\_\_\_, 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 24<sup>TH</sup> day of SEPTEMBER, 2018.

*Maria Elena Carrillo*  
Notary Public



Commission Expires 12/25/2021

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Arturas Pivovarov  
4 Swan Circle  
Beverly Hills, CA 90210

Arturas Pivovarov  
4 Swan Circle  
Beverly Hills, CA 90210

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