

# UNOFFICIAL COPY

Doc#: 1833849062 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/04/2018 10:52 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED (Illinois)

Dec ID 20181101644119  
ST/CO Stamp 0-653-773-472 ST Tax \$254.50 CO Tax \$127.25  
City Stamp 1-043-671-712 City Tax: \$2,672.25

THIS AGREEMENT, made this 14<sup>th</sup> day of November between CITIMORTGAGE, INC. , a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, as GRANTOR, and JOIE PROPERTY, INC. 737 W WASHINGTON BLVD, #1410, CHICAGO, IL 60661, 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 its 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 40 IN BLOCK 5 IN TYRFELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET, 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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: 16-11-405-068-0000

**FIRST AMERICAN TITLE**  
**FILE #** 2938735

Address of the Real Estate: 3254 W FULTON BOULEVARD, CHICAGO, IL 60624

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 AUTHORIZED SIGNER, and, if applicable, to be attested by its AUTHORIZED SIGNER, the day and year first above written.

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

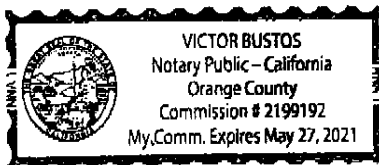
By *[Signature]*  
BRANDON DELA CRUZ

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

STATE OF CA )  
 ) ss.  
COUNTY OF ORANGE )

I, VICTOR BUSTOS, 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 SIGNER, 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 SIGNER 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 AUTHORIZED SIGNER and AUTHORIZED SIGNER, 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 14th day of NOVEMBER, 2018.



*[Signature]*  
Notary Public  
Commission Expires 05/27/2021

MAIL TO:

Alena Jotkus  
225 W. Washington 1300  
Chicago IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Joie Property Inc.  
737 W. Washington Blvd. # 1410  
Chicago, IL 60661

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