

# UNOFFICIAL COPY

**After Recording Return To:**  
ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108

**This Instrument Prepared by:**  
Danielle A. Pinkston - Esq.  
3200 West 81st Street, Unit 2  
Chicago, IL 60652

**After Recording Return To &  
Mail Tax Statements To:**  
The Secretary of HUD  
c/o Information Systems  
Network Corp.  
Shepherd Mall Office Complex  
2401 NW 23rd St, Suite 1D  
Oklahoma City, OK 73107

**Ref.#** 3351414  
**APN:** 16-33-329-038-0000



Doc# 1908813052 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2019 10:06 AM PG: 1 OF 4

This space for recording information only

## SPECIAL WARRANTY DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code

This SPECIAL WARRANTY DEED executed this 13<sup>th</sup> day of April, 2016, by CITIMORTGAGE, INC., whose post office address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called GRANTOR, grants to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, whose address is c/o Information Systems Networks Corp. Shepherd Mall Office Complex - 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 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, described as follows:

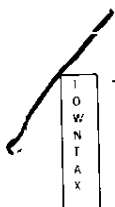
**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 3534 South 54<sup>th</sup> Avenue, Cicero, IL 60804

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.

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.



Town of Cicero



Address: 3534 S 54TH AVE  
Date: 03/28/2019  
Stamp #: 2019-5835  
By: km111471

**Real Estate Transfer Tax**  
\$50.00  
Payment Type: Cash  
Compliance #:   
Exempt

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

**CITIMORTGAGE, INC.**

By: Kathy Bray  
Kathy Bray  
Printed Name

Title: Vice President – Document Control

Date: 4/18/16

STATE OF Kentucky  
COUNTY OF Boone

I hereby certify that the foregoing deed was signed and acknowledged before me this 18 day of April, 2016, by Kathy Bray, who is a/the Vice President – Document Control of CITIMORTGAGE, INC., a New York Corporation, as the Grantor in the foregoing instrument.

Nancy Shempert  
NOTARY SIGNATURE

My commission expires on: June 26, 2016

**NANCY SHERPERT**  
Notary Public, ID #469272  
State at Large, Kentucky  
My Commission Expires June 26, 2016

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.

REAL ESTATE TRANSFER TAX		29-Mar-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

16-33-329-038-0000 | 20190301634529 | 0-267-951-520

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## Exhibit "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 18 IN HAWTHORN GARDEN, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID: 16-33-329-038-0000

Property Address: 3534 South 54<sup>th</sup> Avenue, Cicero, IL 60804

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act.

3/24/19

[Signature]

Date

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Lakeview Loan Servicing By LoanCare, LLC as Attorney-in-Fact under a Limited Power of Attorney

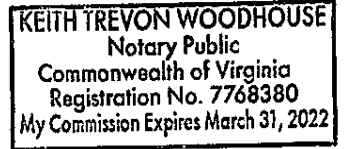
Dated May 24, 2018.

Signature: Shanna Simmons  
Grantor, or Agent **SHANNA SIMMONS** ASSISTANT SECRETARY

Subscribed and sworn to before me by the said SHANNA SIMMONS.

This 24, day of May, 2018.

Keith T. Woodhouse KEITH TREVON WOODHOUSE  
Notary Public  
My commission expires: March 31, 2022



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

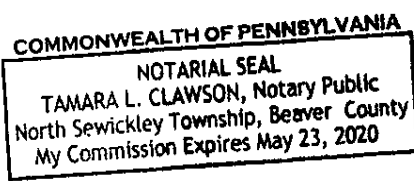
Dated June 6, 2018.

Signature: Shirley Robinson  
Grantee, or Agent

Subscribed and sworn to before me by the said Agent.

This 6, day of June, 2018.

Tamara L. Clawson  
Notary Public  
My commission expires: **MY COMMISSION EXPIRES MAY 23, 2020**



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)