

# UNOFFICIAL COPY

**Return To:**

Laila Abdul-Aziz  
245 E 150th St  
Harvey, IL 60426

**This Instrument Prepared by**

Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**

Laila Abdul-Aziz  
245 E 150th St  
Harvey, IL 60426

File: 101-10101309



Doc# 1910113117 Fee \$42.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2019 10:58 AM PG: 1 OF 3

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 4th day of MARCH, 2019, by and between CITIMORTGAGE, INC., whose mailing address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called GRANTOR, grants to LAILA ABDUL-AZIZ, whose address is 245 E 150th St., Harvey, IL 60426, 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 \$39,900.00 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, wit:

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

P.I.N.: 30-07-216-022-0000

Property Address: 460 Greenbay Avenue, Calumet City, IL 60409

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

REAL ESTATE TRANSFER TAX

11-Apr-2019



COUNTY:	20.00
ILLINOIS:	40.00
TOTAL:	60.00

30-07-216-022-0000

| 20190301627606 | 1-090-597-792

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And the Grantor hereby covenants with said 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 said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

CITIMORTGAGE, INC.  
By: NATIONAL DEFAULT REO SERVICES, LLC, A  
Delaware Limited Liability Company, as Attorney in fact

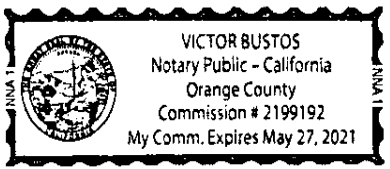
By: *[Signature]*

Name/Title: BRANDON DELA CRUZ Authorized Signor of National Default REO Services, LLC,  
a Delaware Limited Liability Company,  
as Attorney in Fact and/or agent

STATE OF CA

COUNTY OF ORANGE

The foregoing instrument was hereby acknowledged before me this 4<sup>th</sup> day of MARCH, 2019, By: BRANDON DELA CRUZ, Title: AUTHORIZED SIGNER For: NATIONAL DEFAULT REO SERVICES, LLC, A Delaware Limited Liability Company, as Attorney in fact for CITIMORTGAGE, INC., who is personally known to me or who has produced DRIVERS LICENSE, as identification, and who signed this instrument willingly.



*[Signature]*  
Notary Public VICTOR BUSTOS  
My commission expires: 05/27/2021

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**  
 54431 3-25-19  
 Calumet City • City of Homes \$ 160.00

**REAL ESTATE TRANSFER TAX**  
 54432 3-25-19  
 Calumet City • City of Homes \$ 160.00

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## EXHIBIT "A"

LOT 11 IN BLOCK 4 IN FORD CALUMET HIGHLANDS ADDITION TO WEST HAMMOND, A SUBDIVISION OF THE EAST 664 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 460 Greenbay Avenue, Calumet City, IL 60409

P.I.N. 30-07-216-022-0000

Property of Cook County Clerk's Office