

UNOFFICIAL COPY

Return To:
Robert Smith
PO Box 226
Posen, IL 60469

This Instrument Prepared by
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Robert Smith
PO Box 226
Posen, IL 60469

File: 101-10112061



Doc# 1913534068 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2019 01:21 PM PG: 1 OF 3

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 16 day of April, 2019, by and between CITIMORTGAGE, INC., whose mailing address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called GRANTOR, grants to ROBERT SMITH, whose address is 920 W. 129th Pl., Chicago, IL 60643, 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 \$44,100.00 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:

LOT 35 IN SOUTH HOLLAND HIGHLANDS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 29-22-101-001-0000

Property Address: 16301 State Street, South Holland, IL 60473

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

15-May-2019



| | |
|-----------|-------|
| COUNTY: | 22.25 |
| ILLINOIS: | 44.50 |
| TOTAL: | 66.75 |

29-22-101-001-0000 | 20190501665762 | 2-062-727-072

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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

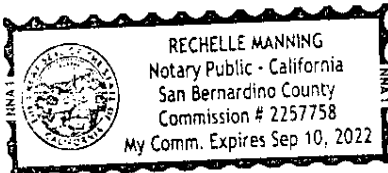
By: _____

Name/Title: Paul Guzman

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

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was hereby acknowledged before me this 16 day of April, 2019, By: Paul Guzman Title: Authorized Signor 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 COL, as identification, and who signed this instrument willingly.



Rechelle Manning
Notary Public
My commission expires: 9-10-22

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.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Citimortgage INC**
Mailing Address: **1000 Technology Dr., O'Fallon, MO 63368**
Telephone No.: **630-430-2884**
Attorney or Agent: **Dan Bradley**
Telephone No.: **630-430-2884**
Property Address: **16301 State
South Holland, IL 60473**
Property Index Number (PIN): **29-22-101-001-0000**
Water Account Number: **0200123002**
Date of Issuance: **5/2/2019**

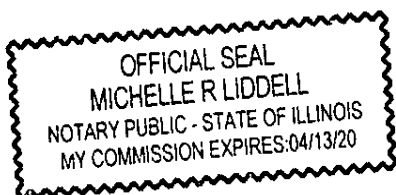
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 2 19 by
Michelle R Liddell

Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: *But Scott*
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.