

UNOFFICIAL COPY

Doc#. 2002415165 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/24/2020 01:29 PM Pg: 1 of 3

Dec ID 20191201681383
ST/CO Stamp 0-446-368-608 ST Tax \$1,100.00 CO Tax \$550.00

This instrument prepared by:
Gardi & Haught Ltd.
939 N Plum Grove Rd
Suite C
Schaumburg IL 60173

After Recording Return To:
Jeffery Scott Norman
180 Coach Rd.
Northfield, IL 60693

Mail Tax Statements To:
Jeffery Scott Norman
180 Coach Rd.
Northfield, IL 60693

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04-24-309-042-0000

SPECIAL WARRANTY DEED

CITIMORTGAGE INC., whose mailing address is 1000 Technology Dr. O'Fallon MO 63368, hereinafter grantor, for \$1,100,000.00 (One Million, One Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jeffery Scott Norman and Joan Denise Troutt Norman**, hereinafter grantee, whose tax mailing address is **180 Coach Rd., Northfield IL 60093**, the following real property:

180 Coach Rd., Northfield IL 60093 SITUATED in the County of Cook State of Illinois described as:

FIDELITY NATIONAL TITLE SC5L 19/10/152293

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PARCEL 1:

THE EAST 300 FEET OF THE NORTH 153 FEET OF THE SOUTH 710.4 FEET OF LOTS 24 AND 26 AS A TRACT IN COUNTY CLERK'S DIVISION OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY DEEDS RECORDED OCTOBER 6, 1949 AS DOCUMENTS 14648226 AND 14648233 FOR INGRESS AND EGRESS OVER THE PRIVATE ROAD DESCRIBED THEREIN.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20190501686325

21-Jan-2020	550.00	COUNTY:			REAL ESTATE TRANSFER TAX
1,100.00	1,650.00	TOTAL:			
0-446-368-608	20191201681383	20191201681383	0-24-309-042-0000		

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Executed by the undersigned on January 9 20 20

CITI MORTGAGE INC.

By: Andrea Wiley

Andrea Wiley

Name: _____

Its: Vice President and Assistant Secretary

STATE OF NT

COUNTY OF Mercer

Before me, the undersigned, a Notary Public, in and for the said County and State, on this 9 day of JANUARY 2020. Personally appeared: Citi Mortgage Inc as VP & Asst. Secretary for CITI MORTGAGE who is personally known to me or has produced VP & Asst. Secretary as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purpose set forth in this instrument.

[Signature]

Notary Public

STACY SUTYNSKY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 18, 2021
ID# 50045712

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph ____ Section 31-45, Property Tax Code.

Date _____

Buyer, Seller or Representative