

UNOFFICIAL COPY

Doc#. 2209712064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 09:57 AM Pg: 1 of 3

Dec ID 20220301658140
ST/CO Stamp 0-278-733-712 ST Tax \$211.50 CO Tax \$105.75

SL# 210852577

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:
Vicken Baklayan
300 S. Australian Ave Suite 1610
West Palm Beach, FL 33401

Mail Tax Statements To: Vicken Baklayan; 300 S. Australian Ave Suite 1610, West Palm Beach,
FL 33401

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
31-28-413-004-0000

SPECIAL WARRANTY DEED

CITIGROUP MORTGAGE LOAN TRUST INC. ASSEST-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, whose mailing address is **425 Phillips Blvd, Ewing, NJ 08618**, hereinafter grantor, for **\$211,250.00 (Two Hundred Eleven Thousand, Two Hundred Fifty Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Vicken Baklayan**, hereinafter grantee, whose tax mailing address is **300 S. Australian Ave Suite 1610, West Palm Beach, FL 33401**, the following real property:

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LOT 9 IN MEADOWLAKE PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 22132 Meadow Lake Pl., Richton Park IL 60471

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: **2135408056**

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Executed by the undersigned on March 16, 2022:

**CITIGROUP MORTGAGE LOAN TRUST INC. ASSEST-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK
NATIONAL ASSOCIATION AS TRUSTEE, By Citimortgage, Inc. as attorney in fact.**

Name: Andrea Wiley
Andrea Wiley
Its: Vice President and Assistant Secretary

STATE OF New Jersey
COUNTY OF Mercer

The foregoing instrument was acknowledged before me on March 16, 2022 by Andrea Wiley its Vice President and Assistant Secretary on behalf of **CITIGROUP MORTGAGE LOAN TRUST INC. ASSEST-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, By Citimortgage, Inc., as attorney in fact**, who is personally known to me or has produced personally known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MYISHA SIMS-SORATHIYA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 26, 2026
ID# 50135254

Myisha Sims Sorathiya
Notary Public
Myisha Sims Sorathiya

**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