

UNOFFICIAL COPY

0020895939

1079/0125.20 001 Page 1 of 5
2002-08-15 12:09:51
Cook County Recorder 29.50

SPECIAL WARRANTY DEED

(Bank to Individual)

First American Title (Illinois)

Order # AC9721603

THIS AGREEMENT, made this 1st day of AUGUST, 2002, between FIRST AR BANK, N.A., AS TRUSTEE a National Association created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and OKECHI & IJEOMA NWABARA

20794 Braswood Dr. Olympia Fields IL

(Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:



LOT 8 IN BLOCK 17 IN LINCOLNWOOD CENTER BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ AND PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1958 AS DOCUMENT NO. 17245364 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NO. LR1803326 IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

20895939

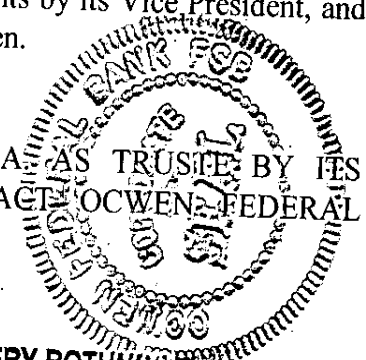
DEFEND as to matters of title.

Permanent Real Estate Numbers: 31-24-318-017

Address of the Real Estate: 320 GENTRY STREET, PARK FOREST, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

FIRSTAR BANK, N.A. AS TRUSTEE BY ITS
ATTORNEYS IN FACT OCWEN FEDERAL
BANK, FSB



By

MARGERY ROTUN
Vice President

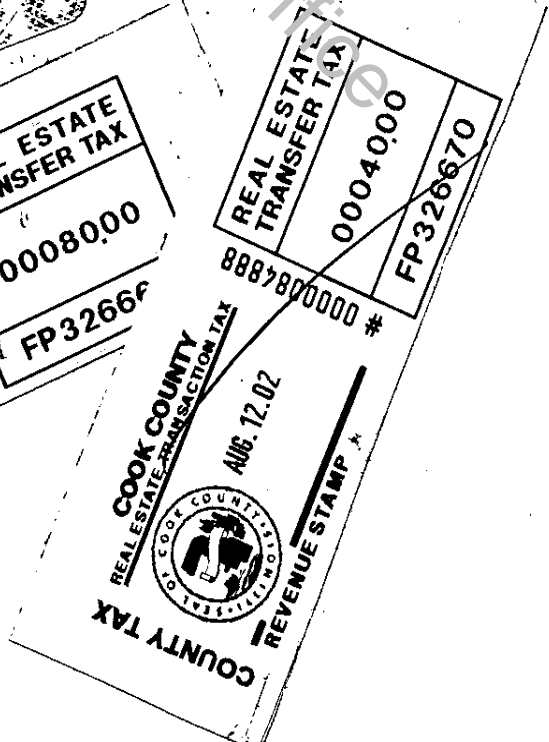
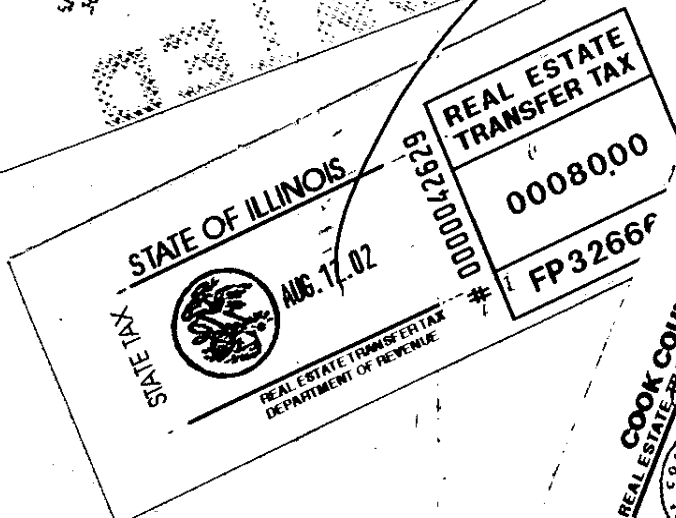
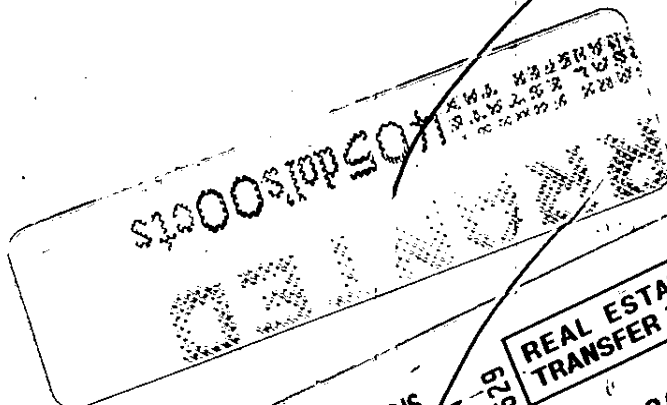
Vice President

Attest:

Assistant Secretary

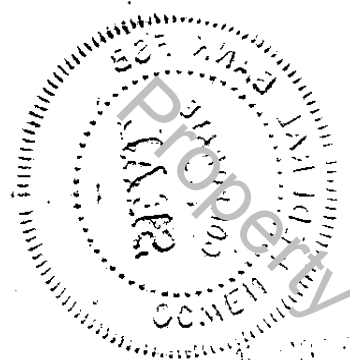
ANDREW C. KUREK

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 23 W. Madison St. Suite 402, Chicago, Illinois 60602.



UNOFFICIAL COPY

02220002



THOMAS C. HURK
Deputy Secretary

Property of Cook County Clerk's Office

UNOFFICIAL COPY

20895939

MAIL TO:

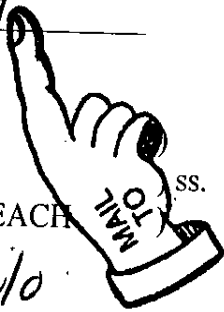
Phillip A Casey
1328 Main
Grete IL 60417

SEND SUBSEQUENT TAX BILLS TO:

Okechi and Ijeoma Nwabara
20724 Brookwood Dr
Olympia Fields, IL 60461

STATE OF FLORIDA

COUNTY OF PALM BEACH



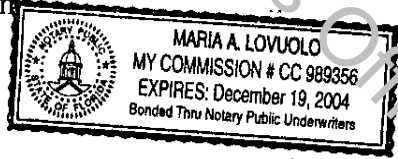
I, MARIA LOVUOLO, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Margery Rotundo, personally known to me to be the Vice President of Ocwen Federal Bank, FSB, a Federal Savings Bank, Attorney in Fact for Firstar Bank, N.A., as Trustee and Andrew C. Kurcek, personally known to me to be the Assistant Secretary of said Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of July, 2002.

Maria Lovuolo
Notary Public

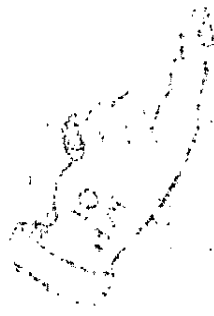
Expires _____

Commission

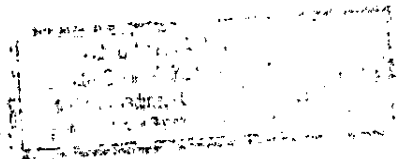


UNOFFICIAL COPY

00000000



Property of Cook County Clerk's Office



UNOFFICIAL COPY

INSTR # 101579996
OR BK 32563 PG 1787
RECORDED 01/02/2002 10:27 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2030
20895939

DOCUMENT COVER PAGE

Document Title: Limited Power of Attorney

Executed By: Firstar Bank, N.A.

To: Ocwen Federal Bank FSB

Brief Legal Description:
(if applicable)

After Recording Return to:
REO Closing Department
Ocwen Federal Bank FSB
1675 Palm Beach Lakes Blvd., 3B
West Palm Beach, FL 33401

Return Recorded Document to:

~~Coart Explorers, Inc.~~
~~111 John Ste 645~~
~~New York, NY 10038~~
POA 65

UNOFFICIAL COPY

00000000

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST.
CHICAGO, ILL. 60601
TEL: (312) 321-1000

SALE OF REAL ESTATE

PROPERTY OF

THE STATE OF ILLINOIS

20895939

POA#: 65

LIMITED POWER OF ATTORNEY

Firstar Bank, N.A., as Trustee (hereinafter called "Trustee") hereby appoints Ocwen Federal Bank FSB (hereinafter called "Ocwen"), as its true and lawful attorney-in-fact to act in the name, place and stead of Trustee for the purposes set forth below.

The said attorneys-in-fact, and each of them, are hereby authorized, and empowered, as follows:

1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation or filing.
2. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of Trustee in connection with insurance, foreclosure, bankruptcy and eviction actions.
3. To endorse any checks or other instruments received by Ocwen and made payable to Trustee.
4. To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes Ocwen to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.
5. To do any other act or complete any other document that arises in the normal course of servicing

Dated: July 1, 2001.

FIRSTAR BANK, N.A., as Trustee

Witness:

Diana DeKarske
Name: Diana DeKarske

Charles F. Pedersen
Name: Charles F. Pedersen
Title: Vice President

Jennifer L. Burdick
Name: Jennifer L. Burdick

No Corporate Seal

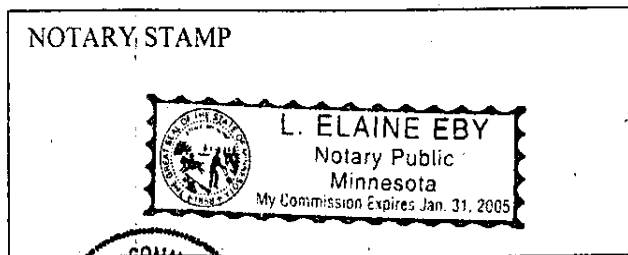
After Recording Return to:
REC Closing Department
Ocwen Federal Bank FSB
1675 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

State of Minnesota), County of Ramsey)

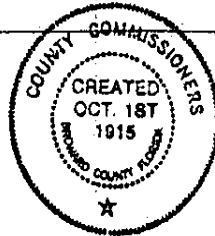
BEFORE ME, L. Elaine Eby, a Notary Public in and for the jurisdiction aforesaid, on this 1st day of July, 2001, personally appeared Charles F. Pedersen who resides at c/o 180 East 5th Street, St. Paul, MN 55101 and who is personally known to me (or sufficiently proven) to be a Vice President of Firstar Bank, N.A., as Trustee and the person who executed the foregoing instrument by virtue of the authority vested in him/her and he/she did acknowledge the signing of the foregoing instrument to be his/her free and voluntary act and deed as a Vice President for the uses, purposes and consideration therein set forth.

Witness my hand and official seal this 1st day of July, 2001.

L. Elaine Eby
My Commission Expires:



~~RECORD & RETURN TO~~
~~COUNTY EXPLORERS, INC.~~
~~111 7th Street, Suite 215~~
~~New York, NY 10003~~



I hereby certify this document to be a true correct and complete copy of the record filed in my office. Dated this 2nd day of *January* 2002
By *[Signature]*
Deputy Clerk

UNOFFICIAL COPY

00000000

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

0000