

UNOFFICIAL COPY



0314914051

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/29/2003 07:55 AM Pg: 1 of 3



Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)

THIS INDENTURE, made this 24th day of April, 2003, between MANUFACTURERES AND TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1998-3, AGREEMENT DATED SEPTEMBER 1, 1998, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and IVAN BOJARCHUK, of 949 NORTH KEELER, CHICAGO, Illinois 60651, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and 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 corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook, and State of Illinois known and described as follows, to wit:

See attached legal.

1st AMERICAN TITLE order # 305732C
1062

Permanent Real Estate Index Number: 16-03-420004

Address of Real Estate: 949 NORTH KEELER, CHICAGO, Illinois 60651

Together with all the singular and 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 said party of the first part, either in law or equity, do 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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, **WILL WARRANT AND FOREVER DEFEND.**

CITY TAX
CITY OF CHICAGO
MAY 19 03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0064500
FP 102812
0000000192

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Lot 37 in Block 2 in Fred Nau and Company's Resubdivision of Blocks 5 and 6 in Telford and Watson's Addition to Chicago, being a subdivision of Blocks 3 and 4 of Foster Subdivision of the East 1/2 of the Southeast 1/4 of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 16-03-420-004 Vol. 542

Property Address: 949 North Keeler, Chicago, Illinois 60651

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 APR-3-03
 * * * * *
 = 86.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 APR-3-02
 P.S. 10847
 = 43.00

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____, the day and year first above written.

MANUFACTURERES AND TRADERS TRUST COMPANY,
ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE
FOR SECURITIZATION SERIES 1998-3, AGREEMENT
DATED SEPTEMBER 1, 1998
BY: FAIRBANKS CAPITAL CORP.
AS ATTORNEY-IN-FACT

By: _____
FRANK VISOCKY
VICE PRESIDENT

STATE OF MONTGOMERY, COUNTY OF MONTGOMERY) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that FRANK VISOCKY personally known to me to be the VP of FAIRBANKS CAPITAL CORP., AS ATTORNEY-IN-FACT FOR MANUFACTURERES AND TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1998-3, AGREEMENT DATED SEPTEMBER 1, 1998, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such OFFICER he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of April, 2003.

NOTARIAL SEAL
FUNG C. LAW, Notary Public
Hatboro, Montgomery County
My Commission Expires May 16, 2003

(Notary Public)

Prepared By: Michael Fisher
120 N LaSalle Ste 2520
Chicago, Illinois 60602

Mail To:
IVAN BOJARCHUK
949 NORTH KEELER
CHICAGO, Illinois 60651

Name & Address of Taxpayer:
IVAN BOJARCHUK
949 NORTH KEELER
CHICAGO, Illinois 60651