

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
(Bank to Individual)  
(Illinois)

Doc#: 0333810132  
Eugene "Gene" Moore Fee: \$44.00  
Cook County Recorder of Deeds  
Date: 12/04/2003 02:27 PM Pg: 1 of 11

**FIRST AMERICAN**

File # 648520 Kw1 of 1

THIS AGREEMENT, made this 10 day of November, 2003, between WELLS FARGO NAK MINNESOTA, NA, AS TRUSTEE, 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 CAPITAL TAX CORP.

100 N LaSalle Street, Chicago, Illinois  
(Address of Grantee)

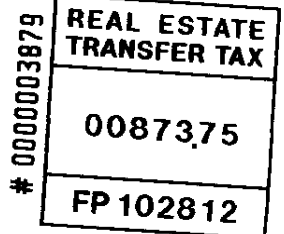
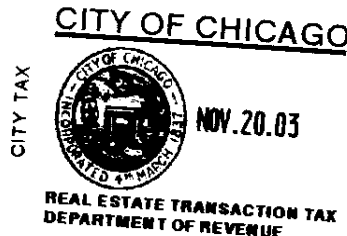
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to \_\_\_\_\_ 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 48 IN BLOCK 2 IN GLOVER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, \_\_\_\_\_ 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, \_\_\_\_\_ 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 as to matters of title.

Permanent Real Estate Numbers: 16-04-417-021



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Address of the Real Estate: 956 N. LAWLER, CHICAGO, IL 60651

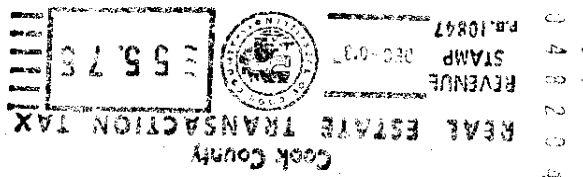
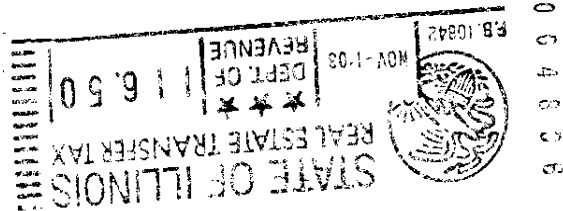
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

WELLS FARGO NAK MINNESOTA, NA, AS  
TRUSTEE BY ITS ATTORNEYS IN FACT OCWEN  
FEDERAL BANK, FSB

By *Joseph Hillery*  
Director  
**JOSEPH HILLERY**  
Director

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 3447 N. Lincoln Ave., Chicago, Illinois 60657.

Return to: *CRITICAL TAX CORP.*  
*10 N. LA SALLE, #1111*  
*CHICAGO, IL 60602*



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## OCWEN FEDERAL BANK FSB CERTIFICATE OF SECRETARY

The undersigned hereby certifies as follows:

1. He is the duly elected, qualified and acting Secretary of Ocwen Federal Bank FSB, (the "Bank"), and in charge of the minute books and corporate records of the Bank.

2. Set forth below is a true copy of certain resolutions duly adopted by the Executive Committee of the Board of Directors of the Bank on March 25, 2003:

**RESOLVED**, that Scott W. Anderson, Arthur J. Castner, Normajean Cohn, Scott P. Conradson, Brandy Cutler, Nancy A. Eller, Robert G. Hall, Joseph Hilery, Karen L. Kettle, Robert E. Kaltenbach, Paul A. Koches, Michael H. Moreland, Paul E. Neff, Steve A. Nielsen, Margery A. Rotundo, and Brian S. Vanscoy be, and hereby are, authorized to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents, on behalf of the Bank as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential mortgage loans, including the marketing and sale of real estate owned:

deeds; mortgages; note endorsements; subordinations; modifications; lost note affidavits; assignments, satisfactions, releases and reconveyances of deeds, mortgages, subordinations, modifications and other recorded documents; checks or other instruments received by the Bank and made payable to a prior servicer; hazard claims; tax authority notifications and declarations; bills of sale and other instruments of sale, conveyance, and transfer; and all ordinary, appropriate or necessary endorsements, acknowledgements, affidavits and other supporting documents;

**RESOLVED**, that each of Pamela M. Adams, Scott W. Anderson, Arthur J. Castner, Scott P. Conradson, Brandy Cutler, Normajean Cohn, Robert G. Hall, Christopher Kennedy, Michael H. Moreland, Steven A. Nielsen and Margery A. Rotundo be, and are hereby, authorized, among other things, to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents, on behalf of the Bank as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential mortgage loans, including the marketing and sale of real estate owned:

insurance filings and claims; affidavits of debt; substitutions of trustee or counsel; non-military affidavits; notices of rescission;

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA )

) ss.

COUNTY OF ORANGE )

I, Terr Hunter, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Hillery, personally known to me to be the Director of Ocwen Federal Bank, FSB, Attorney in Fact for WELLS FARGO NAK MINNESOTA, NA, AS TRUSTEE, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Director, 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 10 day of November, 2003



Terr Hunter  
My Commission DD141036  
Expires August 12, 2006

Terr Hunter

Notary Public

Commission

Expires \_\_\_\_\_

Orange County Clerk's Office

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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 all other ordinary, appropriate or necessary documents in connection with insurance, foreclosure, bankruptcy and eviction actions;

**RESOLVED**, that Scott W. Anderson, Arthur J. Castner, Scott P. Conradson, Brandy Cutler, Robert G. Hall, Christopher Kennedy and Margery A. Rotundo be, and hereby are authorized and directed to execute all documents necessary for the purchase by the Bank of real property located in Puerto Rico, to take all actions necessary and desirable to administer the assets and the property of the Bank, including without limitation, purchases, endorsements, allonges, assignments of mortgages and trust deeds, other assignments and reconveyances, deeds, leases, contracts and legal pleadings, and to appear on behalf of the Bank in any legal proceeding related to the Property and the assets;

**RESOLVED**, that Arthur J. Castner, Brandy Cutler, Paul E. Neff, Robert G. Hall, Joseph Hillery, Christopher Kennedy, Andrew C. Kurek, Michael H. Moreland and Brian S. Vanscoy be, and are hereby, appointed Assistant Secretaries of the Bank for the purposes of attesting documents in the ordinary course of servicing one-to-four family residential mortgage loans, including the marketing and sale of real estate owned, provided that such documents have been executed by other signatories named in the preceding resolutions;

**RESOLVED**, that the proper officers be, and hereby are, authorized to appoint an attorney in fact to act for and in representation of the proper officers and for the Banks use and benefit in the exercise of the proper officers authority with regards to real property located in Puerto Rico;

**RESOLVED**, that for the purposes of these resolutions, the proper officers shall be: the Chairman and Chief Executive Officer, the President, any Senior Managing Director, any Managing Director, any Executive Vice President, any Senior Vice President, any Vice President, the Secretary and any Assistant Secretary;

**RESOLVED**, that any and all actions previously taken by the proper officers of the Bank on behalf of the Bank, or by the persons authorized herein but predating the date hereof, in furtherance of the purpose and

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intent of any or all of the foregoing resolutions be, and hereby are, ratified, confirmed, adopted and approved in all respects as the duly authorized acts of the Bank;

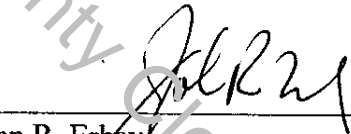
**RESOLVED**, that the proper officers of the Bank be, and each of them hereby is, authorized and directed, in the name and on behalf of the Bank, to take any and all such further actions, to execute, deliver and perform, under its corporate seal or otherwise, any and all such further agreements, documents, certificates and instruments, to make any and all such filings, to seek any and all such approvals and to pay any and all such costs and expenses as in their, his or her judgment may be necessary, appropriate or advisable in order to carry out the purpose and intent of any or all of the foregoing resolutions and to effectuate the transactions authorized thereby; and

**FURTHER RESOLVED**, that this resolution rescinds and supersedes all prior resolutions of the Executive Committee or of the Board of Directors on the subjects to which it pertains.

3. The foregoing resolutions have not been otherwise modified and are at the date of this Certificate in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this certificate and affixed the corporate seal of the Bank as of March 31, 2003.

SEAL

  
\_\_\_\_\_  
John R. Erbey  
Secretary

**CERTIFIED TRUE COPY  
OF ORIGINAL DOCUMENT**

POA # 29

**LIMITED POWER OF ATTORNEY**

Wells Fargo Bank Minnesota, N.A., a national banking association, (formerly known as Norwest Bank Minnesota, N.A.) (the "Company") hereby irrevocably constitutes and appoints Ocwen Federal Bank FSB (hereinafter called "Ocwen"), and any other officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with full irrevocable power and authority in the place and stead of the Company and in the name of the company or in its own name from time to time in Ocwen's discretion, for the purpose of servicing mortgage loans, to take any and all appropriate action and to execute any and all documents and instruments which may be necessary or desirable to accomplish the purposes of servicing mortgage loans, and without limiting the generality of the foregoing, the Company hereby gives Ocwen the power and right, on behalf of the Company, without assent by the Company, to do the following, to the extent consistent with the terms and conditions of the Pooling and Servicing Agreements and the Servicing Agreements attached hereto as Exhibit A (the "Agreements"):

(A) to direct any party liable for any payment under any loans to make payment of any and all moneys due or to become due thereunder directly to Ocwen or as Ocwen shall direct and in the name of the Company or its own name, or otherwise, to take possession of and endorse and collect any checks, drafts, notes, acceptances, or other instruments for the payment of moneys due under any loans (including those related to mortgage insurance), to file and receive payment for any hazard insurance claim filing; (B) to execute substitutions of trustee, reconveyance documents, foreclosure documents, grant deeds, and other instruments conveying real property, including the execution, acknowledgment, delivery, filing, and recordation of a deed or deeds of conveyance, agreements of sale and other ancillary documents necessary for the absolute sale and disposal of the properties, or any part thereof, with such clause or clauses, and agreement or agreements as the attorney in fact shall deem proper and expedient and such other documents as Ocwen deems necessary to carry out its obligations to service the mortgage loans; (C) to ask or demand for, collect, receive payment of and receipt for, any and all moneys, claims, and other amounts due or to become due at any time in respect of or arising out of any loans; (D) to commence and prosecute any suits, actions, or proceedings at law or in equity in any court of competent jurisdiction to collect the loans or any thereof and to enforce any other right in respect of any loans; and (E) generally, to do, at Ocwen's option, at any time, and from time to time, all acts and things which Ocwen deems necessary to protect, preserve, or realize upon the loans and the liens thereon and to effect the intent of the Agreements all as fully and effectively as the Company might do.

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Company hereby ratifies all that said attorneys shall lawfully do or cause to be done by virtue hereof. This power of attorney is a power coupled with an interest and shall be irrevocable.

DATED this 16<sup>th</sup> day of December, 2002.

Wells Fargo Bank Minnesota, N.A., a national banking association

By: *[Signature]*  
Diane TenHoopen  
Its: Vice President

Witness *[Signature]*  
Cheryl Bohn

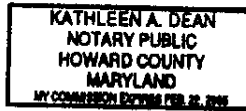
Witness *[Signature]*  
David Traficanti

STATE OF MARYLAND  
COUNTY OF HOWARD

On this 16th day of December, 2002 before me, the undersigned a notary public, personally appeared Diane TenHoopen, Vice President of Wells Fargo Bank Minnesota, N.A., a national banking association, who resides at 9062 Old Annapolis Road Columbia, Maryland, who is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his/her capacities and that by their signatures on the instrument the persons of the entry upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.

Signature *[Signature]*



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**UNOFFICIAL COPY****Exhibit A**

Ocwen Mortgage Loan Trust Asset-Backed Certificates, Series 1998-OAC1

Salomon Brothers Mortgage Securities VII, Inc., Floating Rate Mortgage Pass-Through Certificates, Series 1999-3

Southern Pacific Secured Assets Corporation, Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1997-4, 1998-1, 1998-2

Southern Pacific Secured Assets Corporation, Collateralized Asset-Backed Notes Trust, Series 1998-H1

Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3

Amresco Residential Securities Corporation Mortgage Loan Trust 1999-1

Fund America Investors Trust 1997-NMC1 Collateralized Mortgage Obligation Series 1997-NMC1  
A/K/A National Mortgage Corporation, Phase 1997-NMC1

First Alliance Mortgage Loan Trust 1998-3, Mortgage Loan Asset-Backed Certificates, Series 1998-3

First Alliance Mortgage Loan Trust 1998-4, Mortgage Loan Asset Backed Certificates, Series 1998-4

First Alliance Mortgage Loan Trust 1999-1, Mortgage Loan Asset Backed Certificates, Series 1999-1

First Alliance Mortgage Loan Trust 1999-2, Mortgage Loan Asset Backed Certificates, Series 1999-2

First Alliance Mortgage Loan Trust 1999-3, Mortgage Loan Asset Backed Certificates, Series 1999-3

City Capital Home Loan Trust 1999-1 Asset-Back Notes, Series 1999-1

Delta Funding Home Equity Loan Trust 1994-2

Delta Funding Home Equity Loan Trust 1995-1

Delta Funding Home Equity Loan Trust 1995-2

Delta Funding Home Equity Loan Trust 1996-1

Delta Funding Home Equity Loan Trust 1996-2

Delta Funding Home Equity Loan Trust 1996-3

Delta Funding Home Equity Loan Trust 1997-1

**UNOFFICIAL COPY****Exhibit A continued**

Delta Funding Home Equity Loan Trust 1997-2  
Delta Funding Home Equity Loan Trust 1997-3  
Delta Funding Home Equity Loan Trust 1997-4  
Delta Funding Home Equity Loan Trust 1998-1  
Delta Funding Home Equity Loan Trust 1998-2  
Delta Funding Home Equity Loan Trust 1998-3  
Delta Funding Home Equity Loan Trust 1998-4  
Delta Funding Home Equity Loan Trust 1999-1  
Delta Funding Home Equity Loan Trust 1999-2  
Delta Funding Home Equity Loan Trust 1999-3  
Delta Funding Home Equity Loan Trust 2000-1  
Delta Funding Home Equity Loan Trust 2001-1  
Delta Funding Home Equity Loan Asset-Backed Certificates Series 2001-2  
Asset Backed Securities Corporation Home Equity Loan Trust 2001-HE1  
Amortizing Residential Collateral Trust, 2001-BC4  
Home Equity Loan Asset Backed Certificates Series 2002-1  
Renaissance HEL Trust 2002-3 Asset-Backed Certificates, Series 2002-3  
Home Equity Loan Asset-Backed Certificates, Series 2002-2  
Home Equity Loan Asset-Backed Certificates, Series 2002-3  
Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC5  
Structured Asset Securities Corporation Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC6  
Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC8  
Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC9

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Renaissance Home Equity Loan Trust 2002-2.

Access Financial Mortgage Loan Trust 1996-3

Registered Holders and Structured Asset Securities Corporation Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC10

Property of Cook County Clerk's Office



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 4 day

of Nov 2007

By Walt Haskell Deputy Clerk