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SPECIAL WARRANTY DEED

First American Title (Corporation to Individual)
Order # 648534 (Illinois)
113



Doc#: 0335314056
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/19/2003 01:16 PM Pg: 1 of 4

THIS AGREEMENT, made this 17 day of NOVEMBER, 2003, between FINANCE AMERICA, LLC, a corporation created and existing under and by virtue of the laws of the State of _____ and duly authorized to transact business in the State of Illinois, party of the first part, and JOSE P. HERRERA

1513 N. Addison Franklin Park IL 60136
(Name and 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 corporation, by 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:

SEE Attached EXHIBIT "A"

~~LOT 455 IN J.W. MCCORMACK'S FIRST ADDITION TO WESTMORELAND BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, 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: 15-08-300-024

4cp

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Address of the Real Estate: 729 N. WOLF RD., HILLSIDE, IL 60162

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 the day and year first above written.

FINANCE AMERICA, LLC BY ITS ATTORNEY IN FACT OCWEN FEDERAL BANK, FSB

By *J. Hillery* Director **JOSEPH HILLERY**
Director

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 3447 North Lincoln Avenue, 1st Floor, Chicago, IL 60657

VILLAGE OF HILLSIDE
\$1,057.50
12-1-03
77-164 LOCAL TRANSFER TAX

Property of Cook County Clerk's Office

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MAIL TO:

MILA Gloria Novak
2300 W. Lake St.
Melrose Park IL 60160

SEND SUBSEQUENT TAX BILLS TO:

Jose R. Herrera
9513 W. Addison
Franklin Park IL 60131

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

I, Terri 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, a Federal Savings Bank, Attorney in Fact for FINANCE AMERICA, LLC, 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 corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 17 day of NOVEMBER, 2003.



Terri Hunter
My Commission DD141036
Expires August 12 2006

(Signature)

Notary Public

Commission

Expires _____

Orange County Clerk's Office

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: LOT 455 IN J.W. MCCORMICK'S FIRST ADDITION TO WESTMORELAND, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF THE FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-08-300-024 Vol. 158

Property Address: 729 N. Wolf Road, Hillside, Illinois 60162

Property of Cook County Clerk's Office

