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SPECIAL WARRANTY DEED (Association to Individual) (Illinois)



Doc#: 0502802255
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/28/2005 11:13 AM Pg: 1 of 3

THIS AGREEMENT, made this 16th day of November, 2004, between CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 30, 2001 SERIES 2001-1, a association 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 BRUCE A. OZARK

(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 his 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:

THE EAST 92 FEET OF LOTS 19 AND 20 IN BLCK 143 IN MAYWOOD, IN SECTIONS 2, 11, 14, 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 anyway 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, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his 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 encumbered 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: 15-14-116-020-0000

Address of the Real Estate: 1200 S. 8TH AVENUE, MAYWOOD, IL 60153

Box 15

VILLAGE OF MAYWOOD

\$ 5 6 8 . 0 0 0

Real Estate Transfer Tax Paid

TICOR TITLE 551586

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

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 _____ and attested by its _____, the day and year first above written.

CITIBANK N.A. AS TRUSTEE UNDER POOLING AND
SERVICING AGREEMENT DATED AS OF NOVEMBER 30, 2001
SERIES 2001-1

By Shallina Hudson
Shallina Hudson
Attest: Atty-in-fact

This instrument was prepared by Timothy R. Yueill, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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MAIL TO:

Joseph Shun Karay
5757 N. Lincoln Ave J4.19
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Bruce A. Ozark
5729 Rose Court
Berkeley, IL 60103

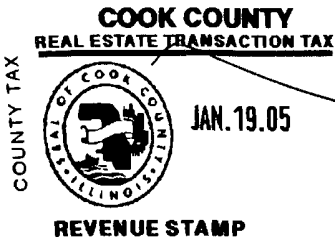
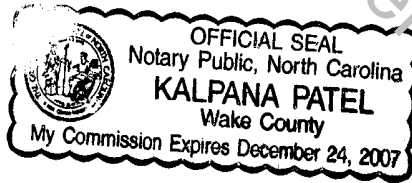
STATE OF NC)
COUNTY OF wake) ss.

I, Kalpana Patel, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Shallina Hudson, personally known to me to be the Atty-in-fact of CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 30, 2001 SERIES 2001-1, a corporation, and _____, personally known to me to be the _____ of said corporation, 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 _____ and _____, they signed and delivered the said instrument and caused the corporate seal of said association to be affixed thereto, pursuant to authority, given by the Board of Directors of said association 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 10 day of NOV, 2004.

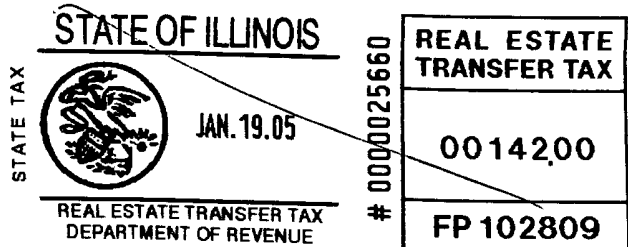
Kalpana Patel
Notary Public

Commission Expires _____



REAL ESTATE TRANSFER TAX
00071.00
FP326707

0000025589



0000025660

REAL ESTATE TRANSFER TAX
00142.00
FP 102809