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# 0435023841

GEORGE E. COLE®  
LEGAL FORMS

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



Doc#: 0509114016  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/01/2005 08:50 AM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 17<sup>th</sup> day of February, 2005, between

JP Morgan Chase Bank, as Trustee, by Residential Funding Corp. as Attorney in Fact under a limited power of attorney recorded as document #95091746

a corporation created and existing under and by virtue of the laws of the State of United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and BUNMIOLUSOGA

(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 10,000.00 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 party of the second part, and to its 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:

FIRST AMERICAN

File # 958487

SEE ATTACHED EXHIBIT A

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, 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 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, subject to:

Permanent Real Estate Number(s): 29-31-101-007  
Address(es) of real estate: 2239 175th St., Homewood, IL 60430

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 AV President, and attested by its ABT Secretary, the day and year first above written.

JP Morgan Chase Bank, as Trustee, by Residential Funding Corp. as Attorney in Fact under a limited power of Attorney recorded as document #95091746

(Name of Corporation)

By Sharmel Dawson-Tyau  
President  
Attest: Jeanette Bochniak  
Secretary

This instrument was prepared by Patrick Carey, 2630 Flossmoor Rd., Suite 201, Flossmoor, IL 60422  
(Name and Address)

**UNOFFICIAL COPY**

MAIL TO: RODERICK D. THOMAS  
 (Name)  
9909 W. ROOSEVELT, STE. 101  
 (Address)  
WESTCHESTER, IL 60154  
 (City, State and Zip)

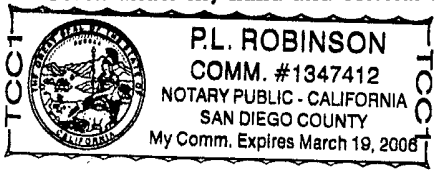
SEND SUBSEQUENT TAX BILLS TO:  
Bunmi Olusoga  
 (Name)  
2239 175th St.  
 (Address)  
Homewood, IL 60430  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF CALIFORNIA  
 COUNTY OF SAN DIEGO } ss.

I, P.L. Robinson a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sharmel Dawson-Tyau  
 personally known to me to be the A.V. President of RFA  
 a N.Y. corporation, and Jeannette Buchniak, personally known to me to be the  
ASST. Secretary 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 A.V. President and ASST. Secretary, they 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 Director 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 Feb 2005



P.L. Robinson  
 Notary Public  
 Commission expires 3-19-2006

**Box**  
**SPECIAL WARRANTY DEED**  
**Corporation to Individual**

**STATE OF ILLINOIS**  
 STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 MAR. 30. 05  
 # 000007452  
 00165.00  
 FP 103027

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 MAR. 30. 05  
 # 000007659  
 00082.50  
 FP 103028

MAIL TO:  
**GEORGE E. COLE®**  
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## EXHIBIT A

LOT 7 IN BLOCK 3 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF DIXIE HIGHWAY PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY. THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT 9675674, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office