

File # 1057674

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

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2005, between U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR BY MERGER TO FIRSTAR BANK N.A. SUCCESSOR IN INTEREST TO FIRSTAR BANK MILWAUKEE, N.A., AS TRUSTEE FOR SALOMON BROTHERS MORTGAGE SECURITIES VII, INC. FLOATING RATE MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1999-NC2 BY ITS ATTORNEY IN FACT OCWFN FEDERAL BANK, FSB 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 **ERIC CRAWFORD**



Doc#: 0516845054  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/17/2005 09:40 AM Pg: 1 of 4

\_\_\_\_\_  
(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:

**SEE ATTACHED LEGAL DESCRIPTION**

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.

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# UNOFFICIAL COPY

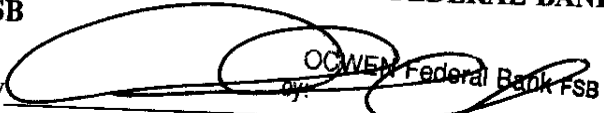
Permanent Real Estate Numbers: 25-28-323-052

Address of the Real Estate: 12608 S. UNION STREET, CHICAGO, IL 60628

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.

U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR BY MERGER TO FIRSTAR BANK N.A. SUCCESSOR IN INTEREST TO FIRSTAR BANK MILWAUKEE, N.A., AS TRUSTEE FOR SALOMON BROTHERS MORTGAGE SECURITIES VII, INC. FLOATING RATE MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1999-NC2 BY ITS ATTORNEY IN FACT OCWEN FEDERAL BANK, FSB



By  OCWEN Federal Bank FSB  
Director ANDREW C. KUREK

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

Propert... COOK County Clerk's Office

# UNOFFICIAL COPY

MAIL TO:

Gerald A. Pendergast  
3540 W 95th St  
Evergreen Park IL 60805

SEND SUBSEQUENT TAX BILLS TO:

Eric L. Crawford  
4800 S Fidd Park -1800  
Chicago IL 60615

STATE OF FLORIDA )

COUNTY OF ORANGE )

)  
) ss.  
)

I, Kathleen Peterson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Kurek, personally known to me to be the Director of **OCWEN FEDERAL BANK, FSB**, a Federal Savings Bank, Attorney in Fact for **U.S. BANK, N.A. AS TRUSTEE, SUCCESSOR BY MERGER TO FIRSTAR BANK N.A. SUCCESSOR IN INTEREST TO FIRSTAR BANK MILWAUKEE, N.A., AS TRUSTEE FOR SALOMON BROTHERS MORTGAGE SECURITIES VII, INC. FLOATING RATE MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1999-NC2**, 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 9 day of March, 2005.



Kathleen M. Peterson  
My Commission DD337064  
Expires July 12, 2008

[Signature]

Notary Public

Commission

Expires \_\_\_\_\_

County Clerk's Office

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## LEGAL DESCRIPTION - EXHIBIT A

Legal Description: The South 5 feet of Lot 3 and all of lot 4 and the North 5 feet 10-3/4 inches of lot 5 in Block 14 in 2nd addition to West Pullman in Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 25-28-323-052-0000 Vol. 0470

Property Address: 12608 South Union Avenue, Chicago, Illinois 60628

CITY TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

**CITY OF CHICAGO**

JUN. 17.05

# 0000015690

REAL ESTATE TRANSFER TAX
0040125
FP 102812

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

**STATE OF ILLINOIS**

JUN. 17.05

# 0000010926

REAL ESTATE TRANSFER TAX
00053.50
FP 103027

COUNTY TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

**COOK COUNTY**

JUN. 17.05

# 0000011132

REAL ESTATE TRANSFER TAX
00026.75
FP 103028

Property of Cook County Clerk's Office