

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



07053261790

Doc#: 0705326179 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2007 11:43 AM Pg: 1 of 3

FIRST AMERICAN TITLE

CRS

THIS INDENTURE, made this 10th day of January, 2007 between CITICORP TRUST BANK, a corporation created and existing under and by virtue of the laws of the State of DE, party of the first part, and CRAIG STORTS, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of ILLINOIS known and described as follows, to wit:

SEE ATTACHED LEGAL

SUBJECT TO:

Permanent Real Estate Index Number(s): 20-29-106-002-0000
Address(es) of Real Estate: 1475 WEST 71ST PLACE, CHICAGO, ILLINOIS 60636

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND.**

3K9

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 Vice President and attested by its Assistant Secretary, the day and year first above written.

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CITICORP TRUST BANK, BY
KEYSTONE ASSEST MANAGEMENT
INC., AS ITS ATTORNEY IN FACT

By: [Signature]
Angelo DeSantis
Vice President

Attest: [Signature]
Jim Jacquelin
Assistant Secretary

STATE OF PENNSYLVANIA, COUNTY OF MONTGOMERY ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Angelo DeSantis personally known to me to be the Vice President of CITICORP TRUST BANK, BY KEYSTONE ASSEST MANAGEMENT INC., AS ITS ATTORNEY IN FACT and Jim Jacquelin personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant 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 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.

COMMONWEALTH OF PENNSYLVANIA
Given under my hand and official seal, this 14th day of January, 2007.
Maria Paci, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires Aug. 17, 2008
Member, Pennsylvania Association Of Notaries

[Signature] (Notary Public)

Prepared By: Michael S. Fisher
180 North LaSalle
Chicago, Illinois 60601

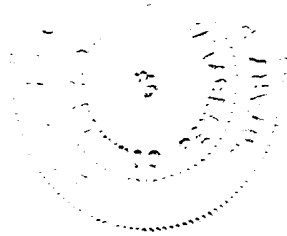
Mail To:
Craig Storts
1475 W. 71st Place
Chicago, IL 60636

Name & Address of Taxpayer:
Craig Storts
1475 W. 71st Place
Chicago, IL 60636

COUNTY TAX
REVENUE STAMP
FEB. 14. 07
0000038972
COPK COUNTY
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
FP 103028
0004250

STATE TAX
FEB. 14. 07
0000038774
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
FP 103027
0008500
REAL ESTATE TRANSFER TAX

CITY TAX
CITY OF CHICAGO
FEB. 14. 07
0366000000
REAL ESTATE TRANSFER TAX
0217500
FP 102812
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



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LIMITED POWER OF ATTORNEY

CitiCorp Trust Bank, fsb, organized and existing under the laws of the State of Delaware, ("Owner") hereby constitutes and appoints Keystone Asset Management, Inc., a Corporation organized and existing under the laws of the State of Pennsylvania ("Servicer"), as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, in connection with certain real estate owned by Owner necessary and incidental to managing and disposing of real properties and performing the obligations of Servicer thereunder, including but not limited to:

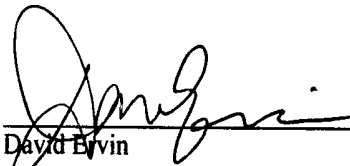
1. Endorsing to the order of Servicer any checks received in connection with the aforementioned REO property that are made payable to the order of Owner;
2. Selling, transferring, or disposing of, or leasing, real property or personal property constituting Designated Assets as such terms is defined under that certain Asset Management and Disposition Agreement dated June 5, 2003 and executing all contracts, agreements, deeds, assignments and other instruments necessary to effect any such sale, transfer or disposition or any lease and to receive proceeds checks payable to the order of Servicer all in a manner consistent with such Asset Management and Disposition Agreement.
3. Preparing, executing and delivering deeds, certificates of title or other title documents to vest title to real or personal property in the purchase of any Designated Assets.

Owner further grants to Servicer full power and authority to do and perform all acts necessary in the sole discretion of service to carry into effect the powers granted by or under this Limited Power of Attorney as fully an Owner might or could do with the same validity as if all and every such act had been herein particularly stated, expressed, and especially provided for, and hereby ratifies and confirms all the Servicer shall lawfully do or cause to be done by virtue of the powers and authority granted and contemplated hereby.


IN WITNESS WHEREOF, this power of attorney is duly executed the day and year first above written.

IN PRESENCE OF:

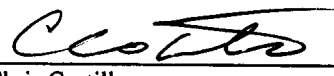
CitiCorp Trust Bank, fsb



David Ervin

By: 

Tony Malone, Assistant Vice President

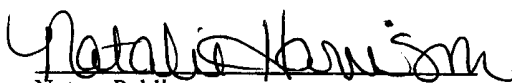


Chris Castillo

State of Texas

County of Dallas

On the 20th day of December, 2006, before me personally came Tony Malone to me known, who being by me duly sworn, did dispose and say that he maintains an office at 1111 Northpoint Dr. Coppell, Texas 75019, that he is Assistant Vice President of CitiCorp Trust Bank, fsb, who is the person who executed the foregoing instruments and that he knows the seal of said corporation, that the seal affixed to said instrument is such corporation seal, that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Notary Public

