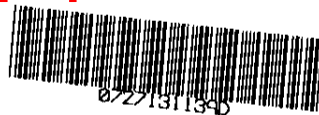


# UNOFFICIAL COPY



Doc#: 0727131139 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2007 04:06 PM Pg: 1 of 4

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

### COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording  
Mail To:

Forum Title Insurance Company  
27 E. Monroe Street; Suite 1100  
Chicago, IL 60603  
312-924-7355

Grantees Address/Mail Tax Bill To:

Francisco Cruz, Jr.  
800 S. Wells Unit 540  
Chicago, IL 60607

4/29



# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

FRANCISCO CRUZ JR.

800 S. WELLS UNIT # 540

CHICAGO ILLINOIS 60607

Send subsequent tax bills to:

SAME

COOK COUNTY REAL ESTATE TRANSACTION TAX	SEP. 28. 07	# 0000032434	REAL ESTATE TRANSFER TAX
			0013750
			PP 103042
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	SEP. 28. 07	# 0000020151	REAL ESTATE TRANSFER TAX
			0027500
			FP 103037

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 13th day of September, 2007, between BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2005-AB4, a corporation 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 FRANCISCO CRUZ JR., a married person, individually, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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, LIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, by through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 17-16-401-017-1411

ADDRESS(ES): 800 S. WELLS STREET, UNIT 540, CHICAGO, IL 60607

City of Chicago

Dept. of Revenue

531340

09/28/2007 15:24 Batch 40710 54



Real Estate

Transfer Stamp

\$2,062.50

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Assistant Secretary, (Name) Sidney Ward, and attested to by its (Office) Assistant Secretary, (Name) Althea Wright, the day and year first above written.

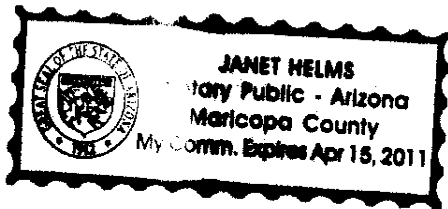
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2005-AB4 BY COUNTRYWIDE HOME LOANS, INC. AS ATTORNEY IN FACT UNDER A POWER OF ATTORNEY:

By: Sidney Ward Attest: Althea Wright  
Sidney Ward as Assistant Secretary Althea Wright as Assistant Secretary  
CountryWide Home Loans Servicing LP  
Attorney In Fact

State of Arizona )  
County of Maricopa ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sidney Ward personally known to me to be a Assistant Secretary of Countrywide Home Loans, Inc. and Althea Wright personally known to me to be a Assistant 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their 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 13th day of September, 2007.



[Signature]  
Notary Public

My commission expires on 4-15, 2011.

This instrument was prepared by Russell C. Wirbicki, 27 E. Monroe Street, Suite 1100, Chicago, IL 60603.

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1:

UNIT 540 IN THE RIVER CITY PRIVATE RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCKS 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-0540, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

PARCEL 3:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO ILLINOIS DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT NUMBER 0010245091.

P.I.N. (S): 17-16-401-017-1411

ADDRESS(ES): 800 S. WELLS STREET, UNIT 540, CHICAGO, IL 60607