



SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

Doc#: 0809455029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/03/2008 11:46 AM Pg: 1 of 3

THIS AGREEMENT, made this 10<sup>th</sup> day of March, 2008, between U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-HE1, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and MARIA L. MAZUR

Tiler 632142 1/1

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to her 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:

UNIT 321 IN SARATOGA CONDOMINIUM (AT 5550 N. ASTOR) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND PARKING PARCELS 387 AND 388 AS DEFINED AND DELINEATED ON THE DECLARATION OF CONDOMINIUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0334539143, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereto 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 GRANTOR, 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 GRANTEE(S), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), her 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.

Permanent Real Estate Numbers: 08-08-402-040-1205

Address of the Real Estate: 5550 ASTOR LANE, ROLLING MEADOWS, IL 60008

# UNOFFICIAL COPY

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 or usage ordinances, municipal / building violations 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 and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its VP, and, if applicable, to be attested by its REO Specialist, the day and year first above written.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER  
THE SECURITIZATION SERVICING AGREEMENT DATED AS  
OF JULY 1, 2005 STRUCTURED ASSET SECURITIES  
CORPORATION STRUCTURED ASSET INVESTMENT LOAN  
TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES  
2005-HE1 BY BARCLAYS CAPITAL REAL ESTATE INC., A  
DELAWARE CORPORATION, D/B/A HOMEQ SERVICING,  
ATTORNEY IN FACT

By *Danielle Walsh*

KAREN JAMES  
REO Specialist

Attest: *Karen James*

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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STATE OF nc )  
Wake ) ) ss.  
COUNTY OF \_\_\_\_\_ )


I, Lonelle H Caldwell a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Danielle Wasker, personally known to me to be the VP of BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN FACT FOR U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-HE1, a Delaware corporation, and Laren James, personally known to me to be the reO specialist 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 VP and reO specialist, they signed and delivered the said instrument, 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.

Given under my hand and official seal, this 10 day of march, 2008.

Lonelle H Caldwell  
Notary Public

LANELLE H. CALDWELL  
NOTARY PUBLIC  
Wake County, North Carolina  
My Commission Expires 7/10/12

STATE OF ILLINOIS	
	APR.-2.08
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000006035	0009200
	FP 103043
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	APR.-2.08
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000005930	0004600
	FP 103046
REVENUE STAMP	

MAIL TO:

MARIA L MAZUR  
178 E Cree LN  
MT Prospect, IL 60656

SEND SUBSEQUENT TAX BILLS TO:

MARIA L MAZUR  
178 E Cree LN  
MT Prospect, IL 60656

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE <u>3-20-08</u>	\$ <u>276.00</u>
ADDRESS <u>5550 ASTOR LN #321</u>	
<u>7408</u>	Initial <u>CG</u>

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE <u>3-20-08</u>	\$ <u>20.00</u>
ADDRESS <u>5550 ASTOR LN #321</u>	
<u>7407</u>	Initial <u>CG</u>