

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Bank to Individual)

(Illinois)

THIS AGREEMENT, made this 28th day of August, 2009, between **HSBC BANK, USA, N.A. AS TRUSTEE ON BEHALF OF ACE SECURITIES CORPORATION HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC.**, 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 **KEVIN PICKENS**  
12551 S Eggleston, Chicago, Illinois

(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 his 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:

### PLEASE 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, his 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, 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



Doc#: 0929235110 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2009 12:04 PM Pg: 1 of 4

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lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: **25-21-405-038-0000**

Address of the Real Estate: **11538 SOUTH PERRY AVENUE, 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.




**HSBC BANK, USA, N.A. AS TRUSTEE ON BEHALF OF ACE SECURITIES CORPORATION HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC.**

By   
Keith Chapman  
REO Closing Manager

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 347 N. Lincoln Ave., Chicago, Illinois 60657.

After Recording Mail to:  
Urban & Burt Ltd.  
5320 W 159th, #501  
Oak Forest, IL 60452

**CITY OF CHICAGO**


CITY TAX  OCT. 12.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000011873

REAL ESTATE TRANSFER TAX
00068.25
FP 102803

**STATE OF ILLINOIS**


STATE TAX  OCT. 12.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001889

REAL ESTATE TRANSFER TAX
00006.50
FP 102809

**COOK COUNTY**

COUNTY TAX  OCT. 12.09

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000001885

REAL ESTATE TRANSFER TAX
00003.25
FP 326707

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

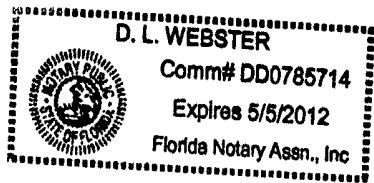
Urban & Burd Ltd  
5320 W 159th #501  
Oak Forest, IL 60452

Kevin Pickens  
12551 S Eggleston  
Chicago, IL 60620

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF ORANGE )

I, DL Webster, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Keith Chapman, personally known to me, to be the Closing Manager of **OCWEN LOAN SERVICING, LLC. AS ATTORNEY-IN-FACT FOR HSBC BANK, USA, N.A. AS TRUSTEE ON BEHALF OF ACE SECURITIES CORPORATION HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES** 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 28th day of August, 2009.



DL Webster  
Notary Public

Commission Expires 5/5/2012

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000637711 CH

**STREET ADDRESS:** 11538 S. PERRY

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 25-21-405-038-0000

**LEGAL DESCRIPTION:**

LOT 91 IN JAMES M. DAVIS ADDITION TO PULLMAN A SUBDIVISION OF BLOCK 1 AND 2 IN ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office