

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)**



Doc#: 1002118095 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/21/2010 04:16 PM Pg: 1 of 3

Above Space for Recorder's use only

THIS AGREEMENT, made this 12th day of September, 2009, between U.S. Bank, N.A., Trustee for BNC Mortgage Loan Trust 2007-1, a corporation created and existing under and by virtue of the laws of the State of \_\_\_\_\_ and duly authorized to transact business in the State of \_\_\_\_\_, a party of the first part, and Ivan Aratlkov 1813 S Drake Ave, Chicago, IL 60623 (Name and Address of Grantee), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Seventeen Thousand Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/hers/their 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 Exhibit "A" 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/hers/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/hers/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 DEFEND, subject to:

Permanent Real Estate Number(s): 16-23-408-005

Address(es) of real estate; 1813 S Drake Avenue, Chicago, IL 60623

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 AV President, and attested by its AVP Secretary, this 17 day of Sept, 20 09.

U.S. Bank, N.A., Trustee for BNC Mortgage Loan Trust 2007-1

IMPRESS  
CORPORATE SEAL  
HERE

2nd

Property of Cook County Clerk's Office

IPS

\$50.00

3 pages

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By: James M. Dolan  
 James M. Dolan AV President  
 Assistant Vice President

Attest: Perry W. Pollard Secretary  
 Notary Public, in and for the County

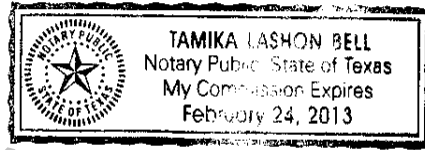
State of Texas, County of Dallas ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James M. Dolan personally known to me

IMPRESS AV president of the corporation, and \_\_\_\_\_ personally  
 NOTARIAL SEAL \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same  
 HERE \_\_\_\_\_

are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President \_\_\_\_\_ and 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 \_\_\_\_\_ 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 17 day of September 2009  
 Commission expires Feb 24 2013  
Tamika Lashon Bell  
 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
Fidelity National Title  
 (Name)  
410 N 44<sup>th</sup> Street #410  
 (Address)  
Phoenix, AZ 85008  
 (City, State and Zip)



MAIL TO:  
 Ticor Title Company  
 4000 Industrial Blvd  
 Aliquippa, PA 15001  
 # 200 3754

City of Chicago  
 Dept. of Revenue  
 596066  
 1/20/2010 14:51  
 Batch 625,434  
 Real Estate Transfer Stamp  
 \$178.50

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
Ivan Aratlakov  
 (Name)  
1813 S drake Ave  
 (Address)  
Chicago, IL 60623  
 (City, State and Zip)

STATE OF ILLINOIS  
 STATE TAX  
 JAN. 21. 10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 # 0000051224  
 REAL ESTATE TRANSFER TAX  
 0001700  
 FP 103037

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 JAN. 21. 10  
 REVENUE STAMP  
 # 0000063520  
 REAL ESTATE TRANSFER TAX  
 0000850  
 FP 103042

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**Exhibit "A"**  
**Legal Description**

All that certain parcel of land situate in the County of Cook and State of Illinois being known as Lot 68 and the North 1/2 of Lot 67 in Wood's Lawndale Subdivision, being a subdivision of that part lying North of Ogden Avenue of the East Half of the West Half of the West Half, together with the North 265 feet of the West Half of the West Half of the West Half of the South East Quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 18-23-408-005

Property of Cook County Clerk's Office