



Record & Return to:
Attn: Deb Poppe
Poppe Mortgage Services
17006 Seven Pines Dr.
Spring, TX 77379

Doc#: 1011019046 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2010 03:30 PM Pg: 1 of 3

Space above this line for recorder's use

SPECIAL WARRANTY DEED

BV#:3519803

This Special Warranty Deed is made as of August 17, 2009 by and between IB PROPERTY HOLDINGS, LLC ("Grantor"), whose principal place of business 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146 and BAYVIEW FINANCIAL PROPERTY TRUST ("Grantee"), whose address is 4425 PONCE DE LEON BLVD SUITE 400, MIAMI, FL 33146.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of COOK, State of IL (the "Property") to wit:

See Exhibit "A" attached for complete document description.
Borrower: NCE MONDRAGON, An unmarried man
Property Address: 5039 S ELIZABETH ST
CHICAGO, IL 60609

Agreement for deed recorded on:
or Book, Page.
In the office of the clerk of the court of COOK county, state of IL.

This conveyance is made subject to easements and restrictions of record and otherwise affecting the Property.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE;

AND the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby fully warrants the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others. The undersigned is executing this document in the undersigned's capacity as Vice-President only and not individually.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:



GRANTOR: IB PROPERTY HOLDINGS, LLC

By: ROBERT G. HALL
Vice-President

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, I.L.C, he is personally known to me.

My Commission Expires:

Nicole E. Beauchamp
Notary Public



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 1

Date 1/7/10 Sign. [Signature]

Table with 2 columns: Index (S, P, S, M, SC, E, INT) and Value (N, 3, N, N, 4, 4, [Signature]).

UNOFFICIAL COPY

BV Loan #: 351980B

EXHIBIT "A"

MORTGAGE DESCRIPTION:

BORROWER NAME: NOE MONDRAGON, AN UNMARRIED MAN

DATE OF MORTGAGE: JANUARY 29, 2007

ORIGINAL PRINCIPAL BALANCE: \$ 72,000.00

ORIGINATOR: HOME LOAN CORPORATION DBA EXPANDED MORTGAGE CREDIT

PROPERTY ADDRESS: 5039 S ELIZABETH ST., CHICAGO, IL 60609

COUNTY: COOK

RECORDATION DATE: FEBRUARY 23, 2007

RECORDING INFO:

BOOK: N/A **PAGE:** N/A **INSTRUMENT #:** 0705418011

LEGAL DESCRIPTION

Lot Thirty (30) in Block One (1) in Young and Clarkson's Subdivision of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known As:

5039 South Elizabeth
Chicago, IL 60609

PREPARED BY: MELBA SANCHEZ
BAYVIEW LOAN SERVICING, LLC
4425 PONCE DE LEON BLVD,
5TH FLOOR,
CORAL GABLES, FLORIDA 33146

00355209388

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/9, 2009



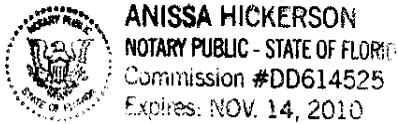
Signature: *Robert G. Hall*
Grantor or Agent
ROBERT G. HALL
VICE PRESIDENT

Subscribed and sworn to before me

By the said _____
This 9 day of NOV, 2009
Notary Public *Jennifer McGovern*

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 11/09/, 2009



Signature: *Richard O'Brien*
Grantee or Agent
RICHARD O'BRIEN
CO-TRUSTEE

Subscribed and sworn to before me

By the said _____
This 9 day of NOV, 2009
Notary Public *Anissa Hickerson*

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)