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Record & Return to:
Attn: Deb Poppe
Poppe Mortgage Services

Poppe Mortgage Services 17006 Seven Pines Dr. Spring, TX 77379

Property Address:

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 <u>August 17, 2009</u> 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 Granton 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

5039 & ELIZABETH ST

Agreement for deed recorded onto the or Hook. 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 SIN PLE; AND the Grantor hereby covenants with the said Grantes and Granter is lawfully seized of said Property in fee simple; that Grantor has good right and lawful aut origy 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 of the same against the lawful claims of all persons claiming by, through or under Grantor, and no of the same against the lawful claims of all persons claiming by, through or under Grantor, and no of the same against the lawful claims of all persons claiming by, through or under Grantor, and no of the same against the lawful claims of all persons claiming by, through or under Grantor, and no of the same against the lawful claims of all persons claiming by, through or under Grantor, and no of the same against the lawful claims of all persons claiming by, through or under Grantor's hand and steal the day and year first above written. Signed, scaled and delight the presence of: By: ROBERT TO HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me. My Commission Expires: NICOLE E. BEAUCHAMP WY COMMISSION 100 566889 EXPIRES Ann 8, 2010 EXAMPLE PROPERTY HOLDINGS, LLC, he is personally known to me. NICOLE E. BEAUCHAMP WY COMMISSION 100 566889 EXPIRES Ann 8, 2010 EXAMPLE PROPERTY HOLDINGS, LLC, he is personally known to me. Sign. ACCION MEMORITOR BORDING SPECIAL WARRANTO DEED DOX 2. ACCION MEMORITOR BORDING SPECIAL WARRANTO DEED DOX 2. ACCION MEMORITOR CONTRACTOR OF DEED DOX 2. ACCION MEMORITOR BORDING SPECIAL WARRANTO DEED DOX 2. ACCION MEMORITOR CONTRACTOR OF DEED DOX 2. ACCION MEMORITOR CONTRACTOR OF DEED DOX 2. ACCION MEMORITOR CONT	CHICAC O, 1L 60609	
This conveyance is made subject to casements and restrictions of record and otherwise affecting the Property. TO HAVE AND TO HOLD, THE SAME IN FEE SWPLE; AND the Grantor hereby covenants with the said Granter and Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful aut forily 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 of logs. The undersigned is executing this document in the undersigned's capacity as Vice-President only and not residividually. IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seel the day and year first above written. Signed, sealed and delighbour to presence of: GRANTOR: IB PROPERTY HOLDINGS, LLC P 3 FOUNTY OF MIAMI-DADE The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me. My Commission Expires: Notary Public Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 and Cook County Ord 33-0-27 par. Date 1710 Sign.	or Book. Page.	
TO HAVE AND TO HOLD, THE SAME IN FER SIMPLE; AND the Grantor hereby covenants with the said Grantes 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 offers. 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 delighted the presence of: GRANTOR: IB PROPERTY HOLDINGS, LLC By: ROBERT OF 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, LLC, he is personally known to me. My Commission Expires: Notary Public Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub-par. Date 1100 Sign.	' 🔘	
AND the Grantor hereby covenants with the said Granter and Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful aut only 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 of eles. The undersigned is exceuting this document in the undersigned's capacity as Vice-President only and no of elestical interval and seel the day and year first above written. Signed, sealed and delighted the presence of: GRANTOR: IB PROPERTY HOLDINGS, 14 P. 3 S. M. M. N. S. M. M. M. S. M.		
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 driend the same against the lawful claims of all persons claiming by, through or under Grantor, and no of rights. The undersigned is executing this document in the undersigned's capacity as Vice-President only and no rights. The undersigned is executing this document in the undersigned's capacity as Vice-President only and no rights. IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written. Signed, sealed and delighted the presence of: By: ROBERT G. HALL Vice-President Vice-President STATE OF FLORIDA Note of the foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me. Notary Public Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 and Cook County Ord. 93-0-27 par. Date 1710 Sign.	TO HAVE AND TO HOLD, THE SAME IN FEE SAMPLE;	
Signed, sealed and delight of the presence of: GRANTOR: IB PROPERTY HOLDINGS, LLC. P3 ROBERT G. HALL Vice-President STATE OF FLORIDA	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	
STATE OF FLORIDA SEA STATE OF FLORIDA SEA STATE OF FLORIDA SEA SECURITY OF MIAMI-DADE The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me. My Commission Expires: NICOLE E BEAUCHAMP MY COMMISSION # DID 560389 EXPIRES: June 5, 2010 Booked Thru Budger Notary Services Notary Public Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sign.		
STATE OF FLORIDA STATE OF FLO	Signed, sealed and deligration the presence of: GRANTOR: IB PROPERTY HOLDINGS, LICE	3 /
SC 9 The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me. My Commission Expires: NICOLE E. BEAUCHAMP MY COMMISSION # DD 560389 EXPIRES: June 5, 2010 Bonded Thru Budget Notary Services Date Date Sign. SC 9 Expression Expression Support Sign.	Property By: ROBERT G. HALL	$\frac{3}{}$
The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me. My Commission Expires: NICOLE E. BEAUCHAMP MY COMMISSION # DD 560389 EXPIRES: June 5, 2010 Bonded Thru Budget Notary Services Date Date The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. E. 4 Notary Public Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sign. Date	STATE OF TEORIDA (VI_N
My Commission Expires: My Commission Expires: Nicole E. Beauch My Commission # DD 560389 EXPIRES: June 5, 2010 Borded Thru Budget Notary Services Date 1710 Sign. Nicole E. Beauch F. Beauch F. Beauch F. 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. Date 1710 Sign.	· · · · · · · · · · · · · · · · · · ·	56 <u>7</u>
NICOLE E. BEAUCHAMP MY COMMISSION # DD 560389 EXPIRES: June 5, 2010 Borded Thru Budget Notary Services Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par and Cook County Ord 93-0-27 par Date	The foregoing instrument was acknowledged before me this August 17, 2009, by ROBERT G. HALL, Vice-President of IB PROPERTY HOLDINGS, LLC, he is personally known to me.	NT n
Date 1/7/10 Sign.	My Commission Expires: Notary Public Notary Public	
Date 4	Bonded Thru Budget Notary Services sub par and Cook County	0/31-45
	Date 4.1.	

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351980B BV Loan #:

EXHIBIT "A"

MORTGAGE DESCRIPTION:

BORROWER NAME:

NOE MONDRAGON, AN UNMARRIED MAN

DATE OF MORTGAGE:

JANUARY 29, 2007

ORIGINAL PRINCIPAL BALANCE:

\$72,000.00

ORIGINATOP:

HOME LOAN CORPORATION DBA EXPANDED MORTGAGE

CREDIT

PROPERTY ADDICESS:

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 -/ort's Orrico 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

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STATEMENT BY GRANTOR AND GRANTEE

The grante 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 partner ship 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 JENNIFER MCGOVERN MY COMMISSION # DD 889188 EXPIRES: June 26, 2013 Bonded Thru Budget Notary Services Grantor or Agent
Subscribed and sworn to before me By the said This, day of, 20.09 Notary Public, 20.09
The grantee of his agent affirms and verifies that the name of the grantee shown on the deed of assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation of 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 , 20 0 Signature: ANISSA HICKERSON NOTARY PUBLIC - STATE OF FLORIO Commission #DD614525 Expires: NOV. 14, 2010 C COMMISSION POR STATE OF FLORIO
Subscribed and sworn to before me By the said This 9, day of NOV, 14, 2010 Notary Public Expires: NOV. 14, 2010 RICHARD O' BRIEN CO - TRUSTEE

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.)