

# UNOFFICIAL COPY



10215100120

Doc#: 1021510012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/03/2010 11:28 AM Pg: 1 of 3

Property of Cook County Clerk's Office

## COVER SHEET

Parks Title 16056F

*DeK*

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This Agreement, made this 16 day of July, 2010, between U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK N.A. AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2, a corporation created and existing under and by virtue of the laws of the State of IL, and duly authorized to transact business in the State of Illinois, party of the first part, and

Jose G. Escoto, 5834 S. Campbell, Chicago, IL 60629, 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 the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

**Lot 31 in Block 4 in W.B. McCluers Subdivision of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

**Permanent Index Number(s): 19-12-409-015-0000**

**Commonly Known As: 5243 S Fairfield Ave, Chicago, IL 60632**

**SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements**

Together with all and singular the herditaments 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/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/her/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.

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: Eileen Papariella Eileen Papariella, Asst VP  
U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK N.A. AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2

State of PA )  
Allegheny )  
County of \_\_\_\_\_ ) SS.

I, Katherine A Weir, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eileen Papariella, Asst VP personally known to me to be the Authorized Representative of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK N.A. AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2, a 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 Authorized Representative, 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 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 16 day of July, 2010.

Katherine A. Weir  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Katherine A. Weir, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Nov. 17, 2011  
Member, Pennsylvania Association of Notaries

My Commission Expires 11/17/11

This instrument Prepared by:  
Potestivo & Associates, P.C.  
134 N. LaSalle, Ste. 1110  
Chicago, IL 60602

Neil Harst  
Mail to:  
Jose G. Escoto  
5834 S. Campbell  
Chicago, IL 60629

STATE TAX  
STATE OF ILLINOIS  
AUG. -3.10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0004450  
FP 103037

# 0000057611

SEND SUBSEQUENT TAX BILLS TO:  
Jose G. Escoto  
5243 S. FARFIELD  
CHICAGO, ILLINOIS 60632

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. -3.10  
REVENUE STAMP

# 0000069903

REAL ESTATE TRANSFER TAX  
0002225  
FP 103042

Real Estate Transfer Stamp \$467.25  
Batch # 617,729  
City of Chicago Dept. of Revenue 603787  
8/3/2010 10:47  
dr00191