

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Illinois
Statutory



Doc#: 1026533063 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2010 01:20 PM Pg: 1 of 2

Above Space Recorders data only

THE GRANTOR, BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2004, STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7 for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to CORA FORT, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOTS 16 AND 17 IN BLOCK 1 IN YOUNG AND CLARKSON'S SUBDIVISION OF BLOCK 17 IN FIRST ADDITION TO KENSINGTON, IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BOX 15

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the 'Property');
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;
- (3) All restrictive covenants, terms conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

GRANTOR COVENANTS THAT IT IS SEIZED AND POSSESSED OF THE SAID LAND AND HAS A RIGHT TO CONVEY IT, AND WARRANTS THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH AND UNDER IT, BUT NOT FURTHER OTHERWISE.

Permanent Index Number: 25-27-126-013-0000 AND 25-27-126-014-0000
Property Address: 23 E. 122nd St., Chicago, IL 60628

FIDELITY NATIONAL TITLE

CITY OF CHICAGO

CITY TAX



SEP 20.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000014668	REAL ESTATE TRANSFER TAX
	0025200
	FP 102803

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Dated this ____ day of ____, 2010.

BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2004, STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7, BY BARCLAYS CAPITAL REAL ESTATE, INC., A DELAWARE CORPORATION D/B/A HOMEQ SERVICING AS ATTORNEY IN FACT

BY: _____

Noriko Colston - Assistant Secretary

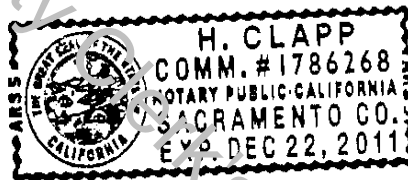
State of California
County of Sacramento ss.

On 08/20/10 before me, H. Clapp Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature H. Clapp



MUNICIPAL TRANSFER STAMP COUNTY/ILLINOIS TRANSFER STAMP(if required)

NAME & ADDRESS OF PREPARER:

Linda J. Herber
Jaros Tittle O'Toole, Ltd.
20 N. Clark St., Suite 510
Chicago, Illinois 60602

Mail to:

~~Cora Fort~~ CLAUDIO LAW OFFICE P.C.
~~23 E. 122nd St.~~ 10277 W. Lincoln Hwy
~~Chicago, IL 60628~~ Frankfort, IL 60423

Name and Address of Taxpayer [See Above]:

