

# UNOFFICIAL COPY



Doc#: 1107612112 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2011 10:27 AM Pg: 1 of 5

PROPERTY TAX TITLE  
SERIAL 2016507

## SPECIAL WARRANTY DEED Corporation to Individual

THIS INDENTURE, made this 15 day of February, 2011 between THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, AS TRUSTEE FOR BENEFIT OF THE CERTIFICATE HOLDERS OF CWABS 2005-1, INC., a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, and Nicholas J. Brannigan, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 96 IN ALSIP HOWDY HOMES ESTATES WEST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 281 TO 296 INCLUSIVE IN HOMECRAFT'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 22, ALL IN COOK COUNTY, ILLINOIS.

### SUBJECT TO:

Permanent Real Estate Index Number(s): 24-22-334-014-0000  
Address(es) of Real Estate: 11669 S. Joalyce Dr., Alsip, IL 60803

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**


SC 2/17/11  
INT 2/17/11  
K/STK

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STATE TAX

**STATE OF ILLINOIS**

MAR. 10.11



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

00007172

REAL ESTATE TRANSFER TAX
00084.00
FP 103027


00007172 #

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

MAR. 11.11



REVENUE STAMP

00007172

REAL ESTATE TRANSFER TAX
00042.00
FP 103028

00007172 #

Property Clerk's Office

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, and attested by its Assistant Secretary the day and year first above written.

THE BANK OF NEW YORK MELLON,  
FORMERLY KNOWN AS THE BANK ON NEW  
YORK, AS TRUSTEE FOR BENEFIT OF THE  
CERTIFICATE HOLDERS OF CWABS 2005-1,  
INC., BY BAC HOME LOANS SERVICING,  
LP., FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP AS ATTORNEY IN FACT

BY: Frances Moreno ATTEST: Veronica Casillas  
Frances Moreno, Assistant Secretary Veronica Casillas, Assistant Secretary



STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of the \_\_\_\_\_ FOR THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK ON NEW YORK, AS TRUSTEE FOR BENEFIT OF THE CERTIFICATE HOLDERS OF CWABS 2005-1, INC., BY BAC HOME LOANS SERVICING, LP., FKA COUNTRYWIDE HOME LOANS SERVICING, LP AS ATTORNEY IN FACT and \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_ day of February, 2011.  
\_\_\_\_\_  
(Notary Public)

Prepared by: Fisher and Shapiro, LLC  
200 N. LaSalle, Suite 2840  
Chicago, IL 60601

Mail To:  
Nicholas J. Brannigan  
11669 S. Joalyce Dr.  
Alsip, IL 60803

Name & Address of Taxpayer:  
Nicholas J. Brannigan  
11669 S. Joalyce Dr.  
Alsip, IL 60803

VILLAGE OF ALSIP  
  
MAR. -7.11  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

00000000193	REAL ESTATE TRANSFER TAX
	00294.00
*	FP326706

# UNOFFICIAL COPY

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On 2/15/11 before me, Brittini Baingo, Notary Public  
(Here insert name and title of the officer)

personally appeared Francis Moleno

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.

Brittini Baingo  
Signature of Notary Public

(Notary Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
 (Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

#### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording, and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signers personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On 2/15/11 before me, Brittini Baingo, Notary Public  
(Here insert name and title of the officer)

personally appeared Frances Moreno & Veronica Casillas

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.

Brittini Baingo  
Signature of Notary Public

(Notary Seal)



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\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

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**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer \_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_