

# UNOFFICIAL COPY



Doc#: 1125010041 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2011 02:19 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

This Agreement, made this 17 day of August, 2011, between U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERIL L LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1, a corporation created and existing under and by virtue of the laws of the State of \_\_\_\_\_, and duly authorized to transact business in the State of Illinois, party of the first part, and

*A single man*  
Michael Cavoto & Kelly Cann, 530 North Lake Shore Drive, #2208, Chicago, Illinois 60611  
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 *a single woman, as joint tenants, with rights of survivorship* 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 \_\_\_\_\_, State of Illinois known and described as follows, to wit:

**Lot 8 in Greenwood Estates Subdivision of the East 1/2 of the South 1/2 of Lot 4 in Anker's Subdivision of the West 1/2 of the Northeast 1/4 and the Northwest 1/4 of Section 23, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

**Permanent Index Number(s): 29-23-101-022-0000**

**Commonly Known As: 16520 Greenwood, South Holland, Illinois 60473**

**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**

The Grantee(s) or Purchaser(s) of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the property within 60 days following the grantor's execution of this deed.

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.

S Y  
P 3  
S N  
SC Y  
INT AB

*CAF*  
*B*

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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: *Susan Bogartz*  
Bank of America, NA, as Agent in Fact for: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERIL L LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H11 **Susan Bogartz, AVP**

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

I, \_\_\_\_\_, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the Authorized Representative of Bank of America, NA, as Agent in Fact for: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERIL L LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H11, 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.

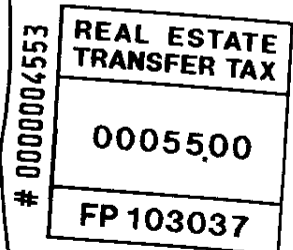
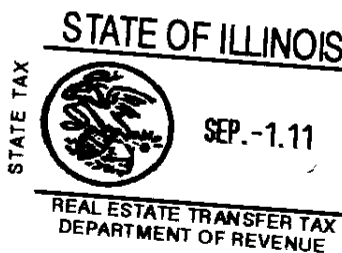
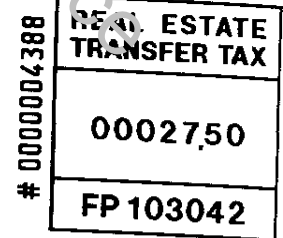
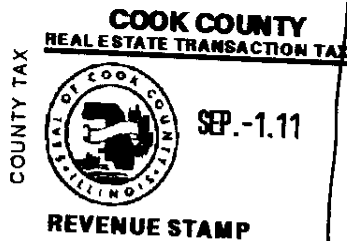
Given under my hand and official seal, this \_\_\_\_\_ day of August, 2011.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

This instrument Prepared by:  
Potestivo & Associates, P.C.  
223 West Jackson, Suite 610  
Chicago, Illinois 60606  
*Neil Nant*  
Mail to:  
**Michael Cavoto & Kelly Cann**  
530 North Lake Shore Drive, #2208,  
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:  
*Same as above*



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## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of           Ventura          

On August 17, 2011 before me, Leslie Johnson, Notary Public  
(Here insert name and title of the officer)

personally appeared Susan Bogartz

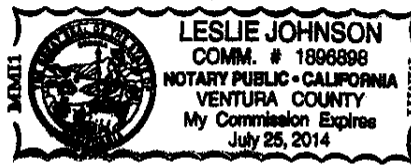
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Leslie Johnson  
Signature of Notary Public

(Notary Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**  
Special Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 8/17/11  
11520 Greenwood IL  
(Additional information)

### 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 signer(s) 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

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer AMP  
(Title)

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