

11-03894

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

MAIL TO:

Janice Federinko Winter
Attorney at Law
P.O. Box 583
Palos Heights, IL 60463

NAME & ADDRESS OF TAXPAYER:

Rodney E. Minter
15837 S. Albany Avenue
Markham, IL 60426



Doc#: 1127244033 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/29/2011 11:20 AM Pg: 1 of 3

PREMIER TITLE

THE GRANTOR: The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust, Series 2005-2, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Rodney E. Minter, 3619 W. 163rd Street, Markham IL 60426, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the state of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the 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 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 party of the second part, his/her 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 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, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 28-13-326-013; 28-13-326-014 28-13-326-015
Property Address: 15837 S. Albany Avenue, Markham, IL 60426

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its XAU President, and attested by its XASS Secretary, this 23 day of September 2011.

IMPRESS CORPORATE SEAL HERE

Name of Corporation: The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust, Series 2005-2 by: Saxon Mortgage Services, Inc. As its Attorney-In-Fact

By X [Signature] (SEAL)
President

ATTEST: X [Signature] (SEAL)
AARON GARCIA
Assistant Vice President
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Handwritten notations: S V, P 13, S, SC, INT

# UNOFFICIAL COPY

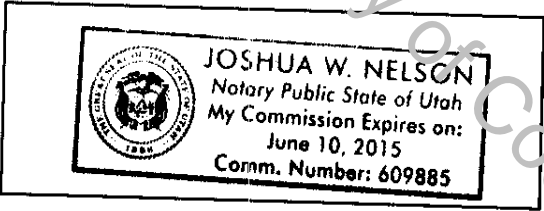
STATE OF Utah )  
County of Salt Lake )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Aaron Garcia personally known to me to be the X A.V. President of Wells Fargo Bank, N.A. as Attorney-In-Fact for The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust, Series 2005-2, and X personally known to me to be the X Secretary of said 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 A.V. President and  Secretary, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this 15<sup>th</sup> day of August, 20 11

X [Signature]  
Notary Public

My commission expires on X, 20



COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890

[Signature]  
Buyer, Seller or Representative

Property Address: 15837 S. Albany Avenue, Markham, IL 60426

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

REAL ESTATE TRANSFER	09/28/2011
COOK	\$10.25
ILLINOIS:	\$20.50
TOTAL:	\$30.75



28-13-326-013-0000 | 20110801600599 | CBV0JQ

TO  
FROM  
WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)



CITY OF MARKHAM  
Water Stamp  
Date 9-19-11  
\$ 56.00 2885

PREMIER TITLE  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

# UNOFFICIAL COPY

**EXHIBIT 'A'**  
**Legal Description**

File Number: 2011-03894-PT

PARCEL 1:

LOTS 13, 14 AND 15 IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 15 IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 15837 S Albany Ave, Markham, IL 60426

PERMANENT INDEX NUMBER: 28-13-326-013-000

Property of Cook County Clerk's Office