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SPECIAL WARRANTY DEED

Mail to:
Errato Law LLC
2409 S. Oakley
Chicago, IL 60608

Doc#: 1133631059 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/02/2011 02:24 PM Pg: 1 of 4

Grantees Address and
Send subsequent tax bills to:

Hugo Garcia
3012 S. Kildare Ave.
Chicago, IL 60623

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 8th day of November, 2011, between U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and HUGO GARCIA AND MARIA VILLALBA, a married couple, as Tenants by the Entirety, party of the second part*. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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.

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

REAL ESTATE TRANSFER

11/22/2011



CHICAGO: \$225.00
CTA: \$90.00
TOTAL: \$315.00

16-27-425-022-0000 | 20111101600667 | WHOZRP

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P.I.N. (S): 16-27-425-022-0000

ADDRESS(ES): 3012 SOUTH KILDARE AVENUE, CHICAGO, IL 60623



Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Assistant Vice President, (Name) Sandra Lopez, and attested to by its (Office) Monja Steimer, (Name) Assistant Vice President, the day and year first above written.

BY: U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1 BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP AS ATTORNEY-IN-FACT UNDER A POWER OF ATTORNEY:

By: [Signature] Attest: [Signature]
Sandra Lopez Monja Steimer
State of ARIZONA)
County of MARICOPA) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra Lopez, personally known to me to be a Assistant Vice President of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP and Monja Steimer, personally known to me to be a Assistant Vice President of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of November, 2011.



[Signature]
Notary Public
Lindsey Mullarkey

My commission expires on August 10, 2012.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

*(Strike the paragraphs that do not apply)

- ~~As TENANTS IN COMMON,~~
- ~~Not as TENANTS IN COMMON but as JOINT TENANTS~~
- Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY

REAL ESTATE TRANSFER		11/25/2011
	COOK	\$15.00
	ILLINOIS:	\$30.00
	TOTAL:	\$45.00

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LEGAL DESCRIPTION

LOT 24 IN PAUL VIEZEN`S SUBDIVISION OF THE EAST 140 77/100 FEET OF
BLOCKS 6 AND 7 IN REID`S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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