

UNOFFICIAL COPY



Doc#: 1208212196 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2012 02:08 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29 day of February, 2012 between Citibank, N.A. as Trustee for BNC Mortgage Loan Trust 2007-3 who acquired title as Citibank National Association, as Trustee for Lehman Brothers-BNC Mortgage Loan Trust 2007-3, 10790 Rancho Bernardo Road, San Diego, CA, 92127, party of the first part, and MANUEL ALVARADO, 19 Dennison Drive, Glendale Heights, Illinois, 60139, 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 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, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

Grantor covenants that Seller has not conveyed the Property or any interest therein to any person other than Buyer; and the Property is free from any encumbrances made by Seller or any person claiming under Seller.

Permanent Real Estate Index Number: 19-13-321-038-0000

Address of Real Estate: 6152 S. Francisco Avenue, Chicago, IL 60629

FRS# 633932

Loan Number: 0024435927

BOX 15

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: **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.

REAL ESTATE TRANSFER 03/09/2012



CHICAGO: \$337.50

CTA: \$135.00

TOTAL: \$472.50

19-13-321-038-0000 | 20120201602716 | QV7VPM

REAL ESTATE TRANSFER 03/09/2012



COOK \$22.50

ILLINOIS: \$45.00

TOTAL: \$67.50

19-13-321-038-0000 | 20120201602716 | JXCUIB

FIDELITY NATIONAL TITLE

619625FU

S Y
P 3
S N
SC V
INT BR

BR

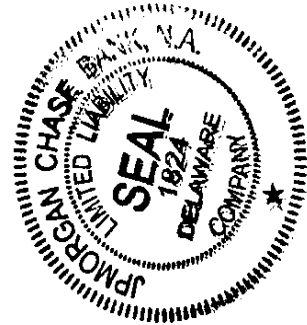
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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Vice President, the day and year first above written.

Citibank, N.A. as Trustee for BNC Mortgage Loan Trust 2007-3 who acquired title as Citibank National Association, as Trustee for Lehman Brothers-BNC Mortgage Loan Trust 2007-3

By [Signature]
JP MORGAN CHASE BANK, NATIONAL ASSOCIATION
ITS ATTORNEY IN FACT

Attest Barbara Durham
Its Vice President



STATE OF TEXAS
COUNTY OF DENTON SS

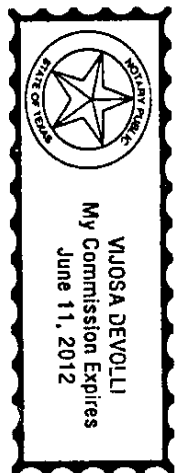
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Barbara Durham, Vice President, personally known to me to be the Vice President of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY IN FACT for Citibank, N.A. as Trustee for BNC Mortgage Loan Trust 2007-3 who acquired title as Citibank National Association, as Trustee for Lehman Brothers-BNC Mortgage Loan Trust 2007-3 and Barbara Durham, Vice President, personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Vice President 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 29th day of February, 2012.
[Signature]
Notary Public

Prepared By: David B. Sosin
9501 West 144th Place
Suite 205
Orland Park, IL 60462

Mail To: Jaime Rafael Santana
Jaime R. Santana, PC
2653 North Kedzie Avenue
Chicago, IL 60647

Name & Address of Taxpayer:
Manuel Alvarado
6152 S. Francisco Avenue
Chicago, IL 60629



[Signature]

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 18 IN BLOCK 11 IN COBE AND MC KINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-13-321-038-0000

Property Address: 6152 S. Francisco Avenue, Chicago, IL 60629

Property of Cook County Clerk's Office