

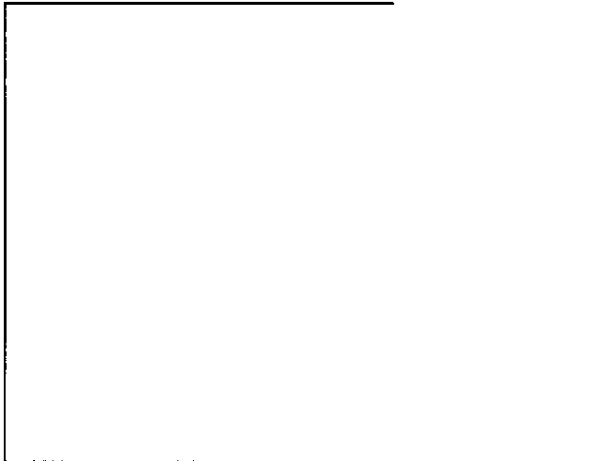
# UNOFFICIAL COPY



Doc#: 1225041137 Fee: \$64.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/06/2012 12:54 PM Pg: 1 of 3

### SPECIAL WARRANTY DEED GENERAL

THE GRANTOR(S), U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, of the city of Richardson, County of Collin, Commonwealth of Texas for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, **GROUP K PROPERTIES, LLC.**  
(Grantee's Address) -  
1440 Maple Avenue #5B Lisle IL 60531




2012  
FIDELITY NATIONAL TITLE 53004377

of the County of DuPage, the following described real estate situated in the County of DuPage in the State of Illinois, to wit: (SEE ATTACHED)

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, 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 following:

**SUBJECT TO:** Property and Title taken AS IS condition, Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

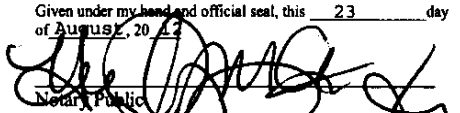
Permanent Real Estate Index Number(s): 06-35-115-029-0000, 06-35-115-033-0000  
Address of Real Estate: 134 N. Hale Ave., Bartlett, IL 60103  
Dated this 23 day of August, 2012

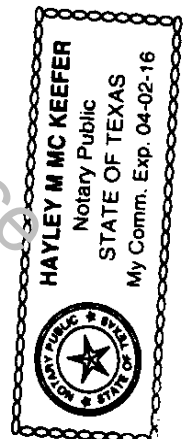
  
Grantor Russell Black, AVP  
U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 by Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as Attorney in Fact.

STATE OF TEXAS, COUNTY OF COLLIN, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Russell Black, AVP personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and official seal, this 23 day of August, 2012

BOX 15

FIDELITY NATIONAL TITLE

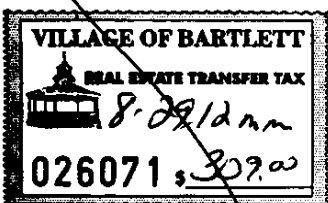
  
Notary Public



Prepared By: Law Offices of Alan T. Schencker 400 W. Dundee, Suite 3, Illinois 60089

Mail To: Group K PROPERTIES, LLC 1440 MAPLE AVE, LISLE, IL

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 Grantor's execution of this Deed.



REAL ESTATE TRANSFER		08/31/2012
COOK		\$51.50
ILLINOIS:		\$103.00
TOTAL:		\$154.50

06-35-115-029-0000 | 20120801606944 | L6682K

S  
P  
S  
S  
SC  
INT

60532

# UNOFFICIAL COPY

## EXHIBIT A – LEGAL DESCRIPTION

THE SOUTH 48 FEET OF LOT 18 AND THE NORTH 18 FEET OF LOT 17 IN BLOCK 2 OF ARTHUR R. LEVINE'S ADDITION TO THE VILLAGE OF BARTLETT, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

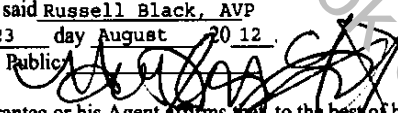
## STATEMENT BY GRANTOR AND GRANTEE

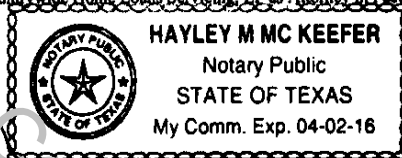
The Grantor or his Agent affirms that, to the best of his knowledge the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business-or acquire title to real estate under the laws of the State of Illinois.

Dated August 23, 2012

Signature: 

U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 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, Russell Black, AVP

Subscribed and sworn to before me  
By the said Russell Black, AVP  
This 23 day August, 2012  
Notary Public: 




The Grantee or his Agent affirms that, to the best of his knowledge the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business-or acquire title to real estate under the laws of the State of Illinois.

Dated 8/30, 2012

GROUP K PROPERTIES LLC

Signature: By: Ken C. [unclear], Adm. FCT

Subscribed and sworn to before me  
By the said GRANTEE  
This 30 day aug., 2012  
Notary Public: 

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

