

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Corporation)**

2012.06963 10/1

**THE GRANTOR:**

Citibank, N.A., as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, a corporation created and existing under and by virtue of the laws of the State of Delaware 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 valuable consideration 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

Doc#: 1300818034 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2013 10:25 AM Pg: 1 of 2

Chicago Title Land Trust Company, as Successor Trustee to North Star Trust Company, as Trustee under Trust Agreement dated February 8, 2012 known as Trust Number 10-12000

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 171 N. Clark, Ste. 575, Chicago, IL 60601, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 1052 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 1, BEING A SUBDIVISION OF ALL OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPT THEREFROM THE NORTH 33.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

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 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, 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premise, 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): 25-10-416-025-0000  
Property Address: 10232 S. Saint Lawrence Ave., Chicago, IL 60628

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 X Asst Vice President, and attested by its X AVP Secretary, this 27th day of November, 2012.

Name of Corporation: Citibank, N.A., as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12 by: Bank of America, N.A. Successor by Merger to BAC Home Loan Servicing, LP F/K/A Countrywide Home Loan Servicing, LP as it's Attorney-In-Fact

IMPRESS  
CORPORATE  
SEAL HERE

BY: X [Signature]  
AVP PRESIDENT  
ATTEST: X [Signature]  
SECRETARY  
AVP

[Handwritten initials]  
[Handwritten initials]  
[Handwritten initials]

PREMIER TITLE

# UNOFFICIAL COPY

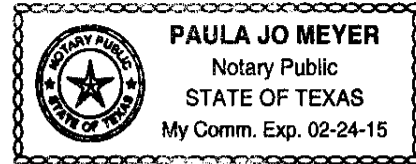
IMPRESS  
NOTARIAL  
SEAL HERE

State of X TEXAS, County of X COLLIN ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X Alecia Bryant personally known to me to be the X Asst Vice President of Bank of America, N.A., Successor by Merger to BAC Home Loan Servicing, LP, F/K/A Countrywide Home Loan Servicing, LP, as Attorney-In-Fact for Citibank, N.A., as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, and X Montara Jones personally known to me to be the X AVP Secretary

of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such Asst Vice President and AVP Secretary, 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 27th day of November 2012  
Commission expires X 02-24 2015 X *Paula Jo Meyer*  
NOTARY PUBLIC


Property Address: 10232 S. Saint Lawrence Ave., Chicago, IL 60628



THIS INSTRUMENT WAS PREPARED BY:  
Freedman Anselmo Lindberg LLC  
1807 W. Diehl Ste 333  
Naperville, IL 60563

MAIL TO: *CT+T #10-12000*  
*PO BOX 513*  
*11704 S. Western Hinsdale, Ill.*  
*Chgo, IL 60643* *60521*  
OR RECORDERS OFFICE BOX NO. \_\_\_\_\_



SEND SUBSEQUENT TAX BILLS TO:  
Chicago Title Land Trust Company, as Successor Trustee to North Star Trust Company, as Trustee under Trust Agreement dated February 8, 2012 known as Trust Number 10-12000  
10232 S. Saint Lawrence Ave.  
Chicago, IL 60628

REAL ESTATE TRANSFER	01/04/2013
 CHICAGO:	\$217.50
CTA:	\$87.00
<b>TOTAL:</b>	<b>\$304.50</b>

25-10-416-025-0000 | 20121101604653 | LGQ4MR

RE594B

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

REAL ESTATE TRANSFER	01/04/2013
  COOK	\$14.50
ILLINOIS:	\$29.00
<b>TOTAL:</b>	<b>\$43.50</b>

25-10-416-025-0000 | 20121101604653 | J4XWB5