

BOX 251

TO # 105798 (1)  
SPECIAL WARRANTY DEED  
Corporation to Individual

THIS INDENTURE, made this 17th day of FEBRUARY, 1998, between **BCGS, L.L.C.**, a limited liability company 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, and **ANDREA J. BROWN**  
2602 E. 82nd Street, Apt. 2  
Chicago, IL 60617

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to his heirs and assigns, FOREVER, all of the following described land, situate in the County of Cook and State of Illinois and known and described as follows, to wit:

**Lot 247 in Woodgate Green Unit Number 2, being a Subdivision of part of the North East 1/4 of Section 17 and part of the North West 1/4 of Section 16, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index No.: 31-17-210-026  
Commonly known as: 156 Deerpath, Matteson, Illinois 60443

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 said 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 said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, his 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 FOREVER DEFEND.

COOK COUNTY CLERK'S OFFICE  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 24 98  
DEPT. OF REVENUE  
97.00  
P.D. 10686

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by Jack S. Madigan, as Attorney in Fact for BCGS, L.L.C., the day and year first above written.

*[Handwritten Signature]*

as Attorney in Fact for BCGS, L.L.C. as evidenced by Limited Power of Attorney dated September 25, 1997 and attached hereto as "Exhibit A"

STATE OF LOUISIANA ) ss  
PARISH OF EAST BATON ROUGE )

I, the undersigned, a notary of public in and for said county aforesaid, do hereby certify that Jack S. Madigan, who is personally known to me to be the same person who executed the within instrument "as the Attorney in Fact" of BCGS, L.L.C. as evidenced by Limited Power of Attorney dated September 25, 1997 and attached hereto as "Exhibit A", appeared before me and delivered the said instrument, as the Attorney in Fact, as the free and voluntary act of himself, and of said BCGS, L.L.C., his said principals for the uses and purposes in said instrument set forth.

GIVEN under my hand and official seal this 17th day of January, 1998.

*[Handwritten Signature]*  
Notary Public

Commission expires: at death

Prepared by: John O'Donnell, Attorney at Law, 8400 W. 159th Street, Orland Park, IL 60462

MAIL TO:  
Andrea J Brown  
156 Deerpath Rd.  
Matteson, IL 60443

SEND TAX BILL TO:  
~~Andrea J. Brown~~  
~~2602 E. 82nd Street, Apt. 2~~  
~~Chicago, IL 60617~~  
Andrea J. Brown  
156 Deerpath Rd.  
Matteson, IL 60443

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP FEB 24 98  
64-11424  
48.50

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Exh. B. 1 'A'

**LIMITED POWER OF ATTORNEY**

BCGS, L.L.C., a limited liability company formed and existing under the laws of the state of Delaware ("BCGS"), having an office for the conduct of business at c/o BlackRock Capital Finance L.P., 345 Park Avenue, New York, New York 10154, is the owner of certain mortgage loans (the "Mortgage Loans") and/or real properties (the "REO Properties"; the Mortgage Loans and REO Properties, collectively, the "Assets").

BCGS and Security National Servicing Corporation, a corporation organized and existing under the laws of the state of Alaska, having an office for the conduct of business at 11911 Justice Ave., Baton Rouge, Louisiana 70816-9497 ("Servicer"), have entered into a Servicing Agreement dated as of May 31, 1996 with respect to the Assets.

BCGS desires to designate Servicer as attorney-in-fact to execute certain documents for the limited purpose of facilitating the management of the Assets. Accordingly, BCGS hereby constitutes and appoints Servicer its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute, endorse and acknowledge all documents customarily and reasonably necessary and appropriate for (i) the appointment of a successor or substitute trustee(s) to serve under a deed of trust with respect to a Mortgage Loan for any reason in accordance with state law and the applicable deed of trust, (ii) the partial release, modification, discharge, extension, subordination, foreclosure, liquidation, satisfaction or full release of a mortgage, deed of trust or deed to secure debt with respect to a Mortgage Loan (a "Mortgage"), (iii) the conveyance of property acquired through foreclosure sale (or deed-in-lieu of foreclosure) including endorsement of the related note (the "Mortgage Note"), the conveyance of property pursuant to a default and exercise of a power in a Mortgage, and (iv) the sale, conveyance or assignment of a Mortgage and the related Mortgage Note to the U.S. Secretary of Housing and Urban Development or the sale, conveyance or assignment of a Mortgage and the related Mortgage Note to an insurance company pursuant to a right of assignment in the insurance contract.

For greater certainty, BCGS hereby grants to Servicer the authority, subject to the limitations set forth herein, to execute the following documents in connection with the Assets:

- 1) Demand Letters
- 2) Acceleration Notices
- 3) Summonses
- 4) Complaints
- 5) Affidavits
- 6) Lis Pendens
- 7) Deficiency Notices
- 8) Notices to Cure
- 9) Motions to Evict
- 10) Surrender Agreements
- 11) Settlement Stipulations
- 12) Notices to Quit
- 13) Verified Pleadings & Petitions
- 14) Rent Demands
- 15) Notices of Pendency
- 16) Notices of Sale

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- 17) Stipulations of Discontinuances
- 18) Listing Agreements
- 19) Contracts of Sale
- 20) Smoke Detector Affidavits
- 21) Mortgage Satisfactions
- 22) 1099S - Tax Reporting
- 23) FIRPTA - Foreign Investment Real Property Tax Act
- 24) Extension and Modification Agreements
- 25) Substitution of Trustee

BCGS gives to said attorney-in-fact full power and authority to execute such documents as if the undersigned were personally present, thereby ratifying and confirming all the said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

In order to exercise the authority granted to the attorney-in-fact under the provisions of this Limited Power of Attorney, the undersigned do hereby acknowledge that any of the following officers of Servicer (each, a "Servicing Officer") may act, either individually, jointly, or in any combination thereof, in their capacities as Servicing Officers, on behalf of BCGS as attorney-in-fact for the undersigned:

Name

Robin P. Arkley II  
Jack J. Mendheim  
Sean McGinnis

This Limited Power of Attorney shall be effective as of the execution date set forth below and shall continue in full force and effect until the earlier of (i) October 1, 1998, and (ii) the liquidation of all of the Assets, the receipt of all payments in respect thereof and the distribution of all cash proceeds in accordance with the provisions of the Servicing Agreement (the "Termination Date"). This Limited Power of Attorney (i) shall also terminate as to any of the above-named Servicing Officers effective upon any termination of such Servicing Officer's employment and (ii) may also be terminated in writing, in whole or in part, by the execution and delivery of an instrument revoking the authority granted hereby (the "Revocation").

Any third party may rely upon this Limited Power of Attorney as evidence of an attorney-in-fact's authority to continue to exercise the powers granted herein and that all conditions precedent to such exercise have been satisfied until the Termination Date, unless a Revocation has been recorded in the public records of the country where the subject mortgaged property or REO Property is located, or unless such third party has actual notice of the Revocation.

In witness whereof, BCGS has caused this Limited Power of Attorney to be signed in its name by the undersigned Assistant Vice President of MTGLQ, Inc., the general partner of MTGLQ Investors, L.P., a member of BCGS this 25<sup>th</sup> day of September 1997

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BCGS L.L.C.

By: MTGLQ Investors, L.P.,  
a member

By: MTGLQ, Inc., its  
general partner

By: Barbara Sozeziak  
Name: Barbara Sozeziak  
Title: Vice-President

STATE OF NEW YORK, COUNTY OF KINGS

On this 25 day of Sept 1997, personally appeared before me Barbara Sozeziak me known, who by me duly sworn did depose and say that he is an Assistant Vice President of MTGLQ, Inc., the general partner of MTGLQ Investors, L.P., a member of BCGS L.L.C., and that he executed the foregoing instrument.

Lisa M. Zappalò  
Notary Public

Name:

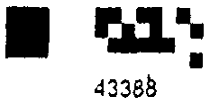
My commission expires:

(Notarial Seal)

LISA M. ZAPPALÒ  
Notary Public, State of New York  
No. 01EP5041909  
Qualified in Kings County 1999  
Commission Expires March 22, 1999

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# UNOFFICIAL COPY MAP SYSTEM

## CHANGE OF INFORMATION FORM

### INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

### PIN:

3 1 - 1 7 - 2 1 0 - 0 2 6 - 0 0 0 0

### NAME

A N D R E A J B R O W N

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1 5 6 D E E R P A T H R O A D

### CITY

M A T T E S O N

STATE:

I L

ZIP:

6 0 4 4 3 -

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1 5 6 D E E R P A T H R O A D

### CITY

M A T T E S O N

STATE:

I L

ZIP:

6 0 4 4 3 -

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