

# UNOFFICIAL COPY

99686155

6/27/01 14 18 001 Page 1 of 4  
1999-07-19 09:58:45  
Cook County Recorder 27.50

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



THIS AGREEMENT, made this 2nd day of March, 19 99, between OCWEN FEDERAL BANK, FSB, a Federal Savings Bank 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 EYDONIA SPEAR 14039 S. KILPATRICK AV. CRESTWOOD IL 60445,  
(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to \_\_\_\_\_ heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

P.N.T.N. *YKB*

LOT 172 IN CHATEAUX CAMPAGNE SUBDIVISION UNIT NO. S-3, BEING PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, ILLINOIS, PER PLAT THEREOF RECORDED JULY 23, 1974 AS DOCUMENT NO. 23790213, IN COOK COUNTY, ILLINOIS.

*\*Range 13, East of the third principal meridian, in Cook County*

Together with all and singular the hereditaments and appurtenances thereto 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, \_\_\_\_\_ heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, \_\_\_\_\_ 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

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DEFEND as to matters of title.

Permanent Real Estate Numbers: 28-35-404-010

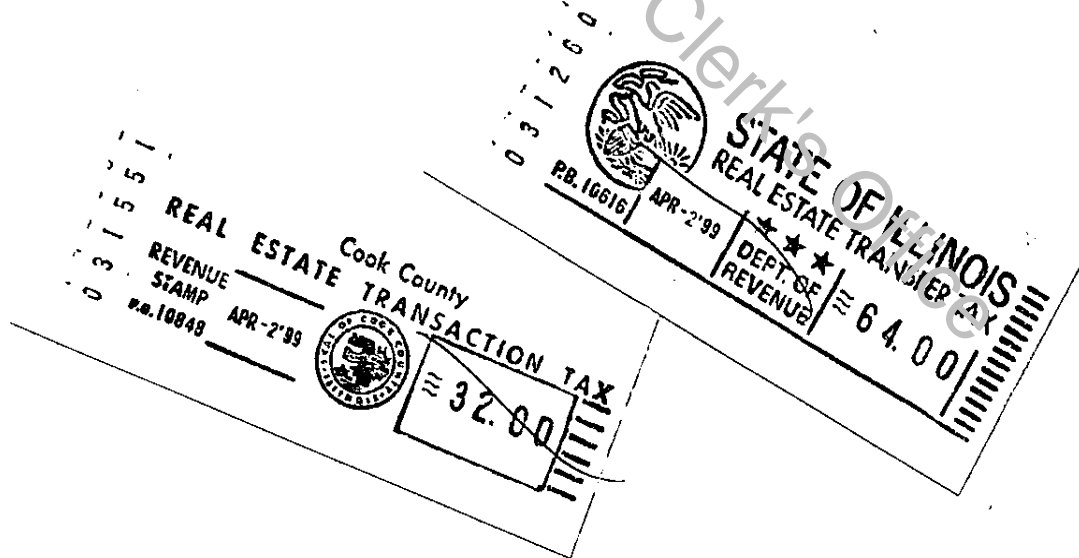
Address of the Real Estate: 3416 CHAMBORD LANE, HAZEL CREST, ILLINOIS, 60429

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 these presents by its John President, and attested by its Scott Secretary, the day and year first above written.

OCWEN FEDERAL BANK FSB

By John **DON L. ST. JOHN**  
Vice President  
Attest: Scott **SCOTT A. BARNES**  
Assistant Secretary

This instrument was prepared by Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.



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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

EYDONIA SPEAR  
3416 CHAMBORD  
HAZEL CREST IL. 60429

EYDONIA SPEAR  
3416 CHAMBORD  
HAZEL CREST IL. 60429

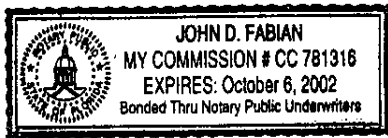
STATE OF FLORIDA

COUNTY OF PALM BEACH )



I, John D. Fabian, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DON L. ST JOHN, personally known to me to be the Vice President of OSWEN FEDERAL BANK FSB, a Federal Savings Bank, and SCOTT A. RYANES, personally known to me to be the Assistant Secretary of said corporation, 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 severally acknowledged that as such Vice President and Assistant 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 27 day of March, 1999.



John D. Fabian

Notary Public

Commission

Expires \_\_\_\_\_

County Clerk's Office

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O C W E N  
Federal Bank FSB

99686155

ASSISTANT SECRETARY'S CERTIFICATE

I, Scott A. Barnes, Assistant Secretary of Ocwen Federal Bank FSB (the "Bank"), hereby certify that,

**DON L. ST. JOHN**

Vice President

is a duly elected, qualified and acting Officer of the Bank, and as such is authorized to execute and deliver agreements, deeds, satisfactions and releases of mortgages and other documents on behalf of the Bank in connection with transactions in the ordinary course of business.

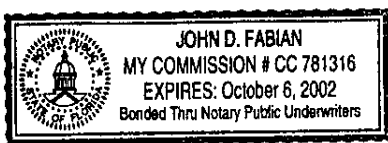
Scott A. Barnes  
Assistant Secretary

Date: March 22, 1999

STATE OF FLORIDA

COUNTY OF PALM BEACH

The forgoing instrument was acknowledged before me on March 22, 1999, by Scott A. Barnes, Assistant Secretary of Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, a federal savings bank, on behalf of the Bank. He is personally known to me.



Notary Public State of Florida