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0021437438

4392/0041 26 001 Page 1 of 3

2002-12-26 10:52:52

Cook County Recorder 28.50



0021437438

RETURN TO:
Wheatland Title
39 Mill Street
Montgomery, IL 60538
Hc200260-4615 1of3

**SPECIAL WARRANTY DEED
(TENANTS BY THE ENTIRETIES)**

REO# 14912/11882016-DS

THIS AGREEMENT, made this 1st day of December, 2002, between WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, and DOUGLAS J. SCHULTZ and SUSAN SCHULTZ, Husband and Wife, not as Tenants in Common, and not as joint tenants, but as TENANTS BY THE ENTIRETIES, parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the parties 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 parties of the second part, and to their 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:

LOT 24 IN BLOCK 7 IN BEVERLY RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 9380140 ON NOVEMBER 29, 1926, IN COOK COUNTY, ILLINOIS.

Together will 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 parties of the second part, Not as Tenants in Common, but as JOINT TENANTS, and to 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 parties of the second part, their 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 DEFEND, subject to:

General real estate taxes for 2002 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

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Permanent Real Estate Number(s): 24-12-431-014-0000

Address(s) of Real Estate: 10206 South Talman, Chicago, Illinois 60655

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 Vice President, and attested by its REO Manager, the day and year first above written.

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

BY AMERIQUEST MORTGAGE COMPANY,
AS THEIR ATTORNEY IN FACT

By 
Chris Pitaniello, Vice President

Attest: 
Jeff Rivas, REO Manager

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
296490 \$997.50
12/26/2002 10:37 Batch 11860 67



****NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF****

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 39 Mill Street, Montgomery, Illinois 60538 (630) 892-2323 ext. 234

Mail to: Wheatland Title Guaranty - ADAMS ASSOCIATES PC
39 Mill Street - 100 TOWER RD #234
Montgomery, Illinois 60538 BUCKRIDGE IL 60527
Send Subsequent Tax Bills to: Douglas J. Schultz and Susan Schultz
10206 S TALMAN
CHICAGO, IL 60655

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 26.02
REVENUE STAMP

0000094196
REAL ESTATE
TRANSFER TAX
0006650
FP326670

STATE TAX
STATE OF ILLINOIS
DEC. 26.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000070000
REAL ESTATE
TRANSFER TAX
0013300
FP326669

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO #14912/11882016-DS

State of California

County of Orange } ss.

On December 5, 2002 before me, Diane Stevens

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

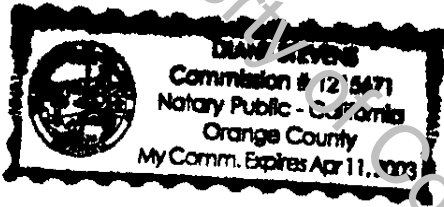
personally appeared, Chris Pitaniello

Name(s) of signer(s)

- Personally known to me
- Proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Place Notary Seal Above

Diane Stevens
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

Individual

Corporate Officer — Title(s): _____

Partner — Limited General Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer is Representing: _____

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Property of Cook County Clerk's Office

