

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/31/2003 12:02 PM Pg: 1 of 3

RETURN TO:  
Wheatland Title  
39 Mill Street  
Montgomery, IL 60538  
HC200310-3749 2042

REO/LN# 14078/11256088-KC

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 27th day of June, 2003, between WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, and LEONARD WEBSTER, party 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 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 his 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 29 IN BLOCK 75 IN HARVEY BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together will 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, his 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, 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 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.

Permanent Real Estate Number(s): 29-17-113-016-0000


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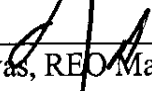
Address(s) of Real Estate: 15339 Vine Avenue, Harvey, Illinois 60426

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


Property of Cook County Clerks Office

**\*\*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  
39 Mill Street  
Montgomery, Illinois 60538


Send Subsequent Tax Bills to:  
Leonard Webster  
18937 Park Ave.  
Lansing IL 60438

<b>COUNTY TAX</b>	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000108711	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL. 31. 03		00007.50
	REVENUE STAMP		FP326670

\$ 15,000<sup>00</sup>



No 15008

<b>STATE TAX</b>	<b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX	# 0000054728	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL. 31. 03		00015.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN 14078/1126088-KC

State of California

County of Orange } ss.

On June 27, 2003 before me, Kathleen Cameron

Date

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

personally appeared, Chris Pitaniello and Jeff Rivas

Name(s) of signer(s)

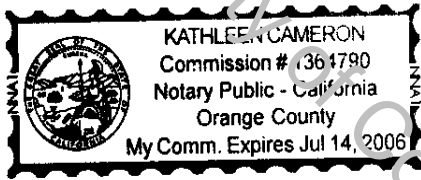
- Personally known to me
- Proved to me on the basis of satisfactory evidence

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.

*Kathleen Cameron*

Kathleen Cameron Signature of Notary Public



Place Notary Seal Above

### 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: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

