

# UNOFFICIAL COPY



Doc#: 0328031096  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 10/07/2003 10:01 AM Pg: 1 of 5

RETURN TO:  
Wheatland Title  
39 Mill Street  
Montgomery, IL 60538  
H1 2003 60-1990 10f3

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 23<sup>rd</sup> day of September, 2003, between WELLS FARGO BANK MINNESOTA, NA SUCCESSOR BY MERGER TO NORTHWEST BANK MINNESOTA, N.A., AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING RATE PASS-THROUGH CERTIFICATES, SERIES 2000-2 UNDER THE POOLING AND SERVICING AGREEMENT DATED 6/1/00, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, and STANLEY KWASNY, STANISLAWA ZYNDA and CHRISTOPHER KOCZWARA, 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, STANLEY KWASNY and STANISLAWA ZYNDA, as to an undivided 50% interest, and CHRISTOPHER KOCZWARA, as to an undivided 50% interest, 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:

See Attached EXHIBIT A

~~THE PART OF LOT 2 LYING SOUTH OF ARCHER AVENUE (EXCEPTING FROM SAID TRACT THAT PART LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID, THENCE DUE NORTH OF THE WEST LINE OF LOT 2 AFORESAID, A DISTANCE OF 610 FEET TO A PLACE OF BEGINNING OF SAID LINE; THENCE SOUTH 68 DEGREES 56 MINUTES 37.5 SECONDS EAST, 143.43 FEET TO A POINT; THENCE NORTH 14 DEGREES 30 MINUTES EAST 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 140.30 FEET TO THE EAST LINE OF AFORESAID LOT 2; ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 2 WHICH IS 33 FEET SOUTHEASTERLY OF MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF EXISTING ARCHER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 242 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 96 FEET, THENCE NORTHWESTERLY 126 FEET, MORE OR LESS, TO A POINT IN A LINE 33 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF EXISTING PAVEMENT IN ARCHER AVENUE, SAID POINT BEING 229 FEET SOUTHWESTERLY OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE AND THE EAST LINE LOT 2; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 229 FEET OF THE PLACE OF BEGINNING OF THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, DECEASED, OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1890, IN BOOK OF PLAT PAGE 2, ALL IN COOK COUNTY, ILLINOIS.~~

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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 parties 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 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.

Permanent Real Estate Number(s): 18-23-319-042-0000

Address(s) of Real Estate: 8567 Archer Avenue, Willow Springs, Illinois 60480

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.

WELLS FARGO BANK MINNESOTA, NA SUCCESSOR BY MERGER TO NORTHWEST BANK MINNESOTA, N.A., AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING RATE PASS-THROUGH CERTIFICATES, SERIES 2000-2 UNDER THE POOLING AND SERVICING AGREEMENT DATED 6/1/00, WITHOUT RECOURS. BY AMERIQUEST MORTGAGE COMPANY AS THEIR ATTORNEY IN FACT

By   
Chris Pitaniello, Vice President

Attest:   
Jeff Rivas, REO Manager

**\*\*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

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Mail to:


Wheatland Title Guaranty  
39 Mill Street  
Montgomery, Illinois 60538

Send Subsequent Tax Bills to:

S Kwasny, S. Zyndat and C. Koczawra  
4818 S. Pulaski Rd.  
Chicago IL 60632

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000057188	REAL ESTATE TRANSFER TAX
	 OCT.-7.03		00154.00
	<small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000113731	REAL ESTATE TRANSFER TAX
	 OCT.-7.03		00077.00
	REVENUE STAMP		FP326670

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN 16093/16301723-KC

State of California

County of Orange } ss.

On September 23, 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.



Place Notary Seal Above

WITNESS my hand and official seal.  
*Kathleen Cameron*  
Kathleen Cameron 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: \_\_\_\_\_

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

RIGHT TO UNBYPASS OF SIGNER
Top of thumb here

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## “EXHIBIT A”

### LEGAL DESCRIPTION

THAT PART OF LOT 2 LYING SOUTH OF ARCHER AVENUE (EXCEPTING FROM SAID TRACT THAT PART LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF LOT 2 AFORESAID; THENCE DUE NORTH OF THE WEST LINE OF LOT 2 AFORESAID, A DISTANCE OF 610 FEET TO A PLACE OF BEGINNING OF SAID LINE; THENCE SOUTH 68 DEGREES 56 MINUTES 37.5 SECONDS EAST, 143.43 FEET TO A POINT; THENCE NORTH 14 DEGREES 30 MINUTES EAST, A DISTANCE OF 12.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 140.30 FEET TO THE EAST LINE OF AFORESAID LOT 2; ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 2 WHICH IS 33 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF EXISTING ARCHER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 242 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 96 FEET; THENCE NORTHWESTERLY 136 FEET, MORE OR LESS, TO A POINT IN A LINE 33 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF EXISTING PAVEMENT IN ARCHER AVENUE, SAID POINT BEING 229 FEET SOUTH VESTERLY OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE AND THE WEST LINE OF LOT 2; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 229 FEET TO THE PLACE OF BEGINNING OF THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, DECEASED, OF PART OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1899, IN BOOK 43 OF PLATS, PAGE 2, SUBDIVISION TO THE EASEMENTS GRANTED IN DOCUMENT 1773910 IN TORRENS RECORDED DECEMBER 16, 1957, AS DOCUMENT 1868659, IN TORRENS, RECORDED JUNE 12, 1959, IN COOK COUNTY, ILLINOIS.