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SPECIAL WARRANTY DEED (Bank to Individual) (Illinois)

317

THIS AGREEMENT, made this 29 day of Sept, 2003, between WASHINGTON MUTUAL BANK, F.A. 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 ROLANDO FRAUSTO AND MARIA C. FRAUSTO
12858 Francisco Blue Island IL 60406
(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 Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party 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:



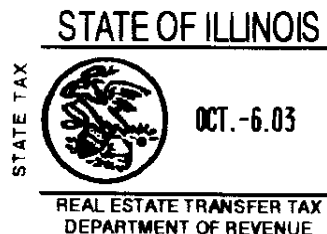
Doc#: 0328347228
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/10/2003 12:09 PM Pg: 1 of 4

LOT 3 IN THE GROVE AT STONEY BROOK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

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 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, their 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, 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 as to matters of title.

Permanent Real Estate Numbers: 24-36-400-042



# 0000013084	REAL ESTATE TRANSFER TAX
	0013500
	FP 103014

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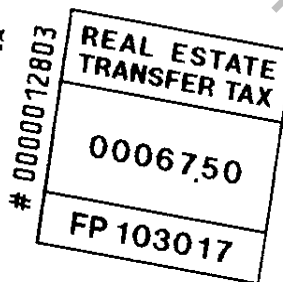
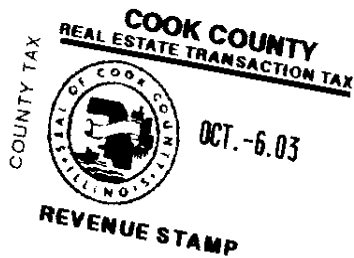
Address of the Real Estate: 2635 VERMONT ST., BLUE ISLAND, IL 60406

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 Assistant Secretary, the day and year first above written.

WASHINGTON MUTUAL BANK, F.A.

By Warren Green Warren Green
 Assistant Vice President
Drewann Ross Drewann Ross
 Assistant Vice President
 Attest: [Signature] Assistant Vice President
 Assistant Secretary

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 123 W. Madison St. Suite 402, Chicago, Illinois 60602.



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MAIL TO:

Kathleen Cunningham
19530 Edgebrook Lane
Antey Park IL 60477

SEND SUBSEQUENT TAX BILLS TO:

Robert Francis
2635 W Vermont
Blue Island IL 60426

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the Vice President of WASHINGTON MUTUAL BANK, F.A. and _____, personally known to me to be the Assistant Secretary of said Bank, 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 Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2003.

Notary Public
Commission Expires _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

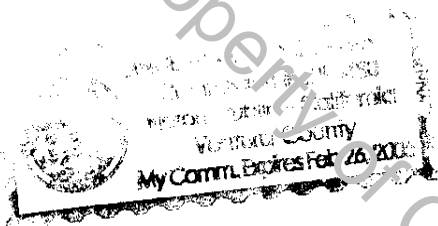
State of California

County of Los Angeles

On 9-8-03 before me, Angela Dolores Talamantes
Date Notary and Title of Office (e.g., "Jane Doe, Notary Public")

personally appeared Warren Green Drewann Ross
Names(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

Angela Dolores Talamantes
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: _____

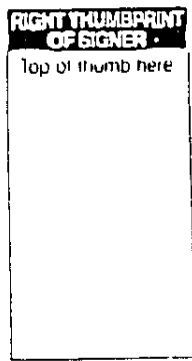
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

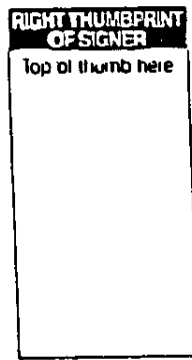
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____