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REO 16913/17803453-IH

Doc#: 0403745041
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/06/2004 09:38 AM Pg: 1 of 3

RETURN TO:
Wheatland Title
39 Mill Street
Montgomery, IL 60538
HL2003C0-4026 1 of 1

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 30th day of December, 2003, between WM SPECIALTY MORTGAGE, LLC, duly authorized to transact business in the State of Illinois, and CAPITAL TAX CORPORATION, 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 its 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 20 AND THE EAST 15 FEET OF LOT 19 IN BLOCK 6 IN H.B. BRYANT'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 2 IN THE PARTITION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 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, it 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, its 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 2003 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): 20-09-324-030-0000; 20-09-324-031-0000


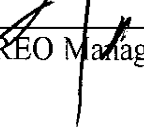
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Address(s) of Real Estate: 722 West 54th Place, Chicago, IL 60669

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 _____ President, and attested by its _____ Secretary, the day and year first above written.

WM Specialty Mortgage, LLC

City of Chicago  Real Estate
Dept. of Revenue  Transfer Stamp
330305 \$952.50
02/06/2004 09:05 Batch 11626 \$


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

Mail to:
Wheatland Title Guaranty
39 Mill Street
Montgomery, Illinois 60538

Send Subsequent Tax Bills to:
Capital Tax Corporation
100 N LaSalle
Chicago IL 60602

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB.-6.04
0000122347
REAL ESTATE TRANSFER TAX
0006350
FP326670
REVENUE STAMP

STATE TAX
STATE OF ILLINOIS

FEB.-6.04
0000000632
REAL ESTATE TRANSFER TAX
00127.00
FP326660
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

16913/17803453-IH

State of California

County of Orange } ss.

On December 30, 2003 before me, I. Hargrave

Date

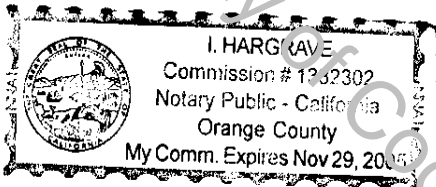
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared, Chris Pitaniello & 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.

Place Notary Seal Above

Signature of Notary Public I. Hargrave

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 THUMBPRINT OF SIGNER
Top of thumb here