

Halt, Laman  
**UNOFFICIAL COPY**

Wchv 04  
RF# 867 8382

FA77C 66594C 2-3  
246593 27244

MAIL TO:

Dierckx Associates  
16 S. Michigan Ave  
Chicago, Illinois 60603 Suite 1200  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS



7860944

Doc#: 0404111140  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 02/10/2004 12:02 PM Pg: 1 of 3

THIS INDENTURE, made this 21 th day of September, 2003., between **Wachovia Bank of Delaware, National Association F/K/A First Union National Bank of Delaware**, duly organized and existing under the laws of the United States of America or the State in which it was organized, party of the first part, and **Homecomings Financial Network, Inc.**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

LOT 16 IN BLOCK 8 IN VILLAGE OF PARK FOREST AREA NO. 1, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S): 32-30-208-016-0000  
PROPERTY ADDRESS(ES):

245 Arcadia Street, Park Forest, IL, 60466

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claim of all persons claiming by, through, and under it, but not further otherwise.

THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO THIS CONVEYANCE AND THE WARRANTY OF TITLE MADE HEREIN SHALL APPLY.

1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "property");
2. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;

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PROT. WARRANTY TITLE INSURANCE

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3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the property and any portions thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the property.

Subject to all conditions, restrictions, covenants and easements of record and taxes for the year \_\_\_\_ and subsequent years.

### PLACE CORPORATE

Exempt under provisions of Paragraph 4C section 37-45 Property Tax Code.

9/29/03 *flm*

**Wachovia Bank of Delaware,  
National Association F/K/A First  
Union National Bank of Delaware**

*[Signature]*  
Joseph Bereshas  
Asst. Vice President

SEAL HERE

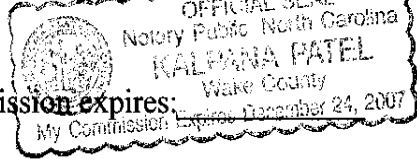
STATE OF North Carolina  
COUNTY OF Wake ) SS

I, Kalpana Patel, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Bereshas, personally known to me to be the Asst. Vice President for Wachovia Bank of Delaware, National Association F/K/A First Union National Bank of Delaware, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Asst. Vice Pres. President, he signed and delivered the said instrument their free and voluntary act, and as

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the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29 day of September, 2003.



*Kalpana Patel*  
NOTARY PUBLIC

My commission expires: December 24, 2007

This Instrument was prepared by PIERCE & ASSOCIATES, P.C., 18 S. MICHIGAN AVE., SUITE 1200, CHICAGO, IL 60603 BY: JAMIE BARON

PLEASE SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office