



Doc#: 0418340205
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2004 02:12 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Fairbanks Capital corp, as servicing agent for DLJ Mortgage Capital, Inc., by Fairbanks Capital Corp., a Utah corporation its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Cora Roger**, ("Grantee") the following described real estate in Cook County, Illinois:

See Attached Exhibit A

P.I.N. # 29-07-328-002-

Property Commonly Known As: 254 W. 170th Street, Harvey, IL 60426

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

Dated: June 14, 2004



Fairbanks Capital corp, as servicing agent for DLJ Mortgage Capital, Inc
By: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

By:
DAVID FRANCIS, DOC. CONTROL OFFICER

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This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 1700
Chicago, IL 60601

Grantee's Address
Mail subsequent tax bills to and after recording return to:
CORA ROGER
6617 Tronzano Way
ELK GROVE, CA. 95758

1st AMERICAN TITLE order # 853887 2012

UNOFFICIAL COPY

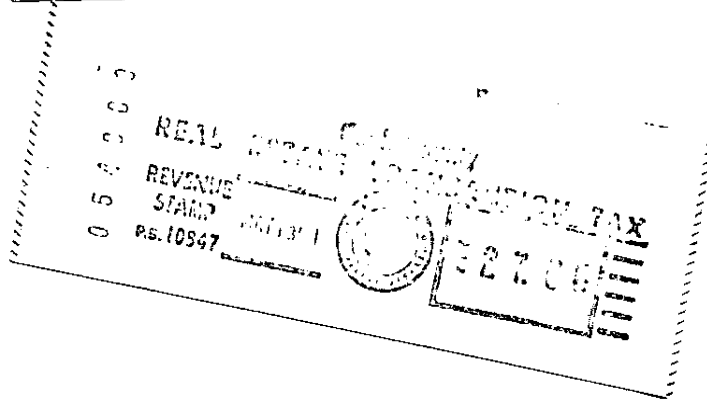
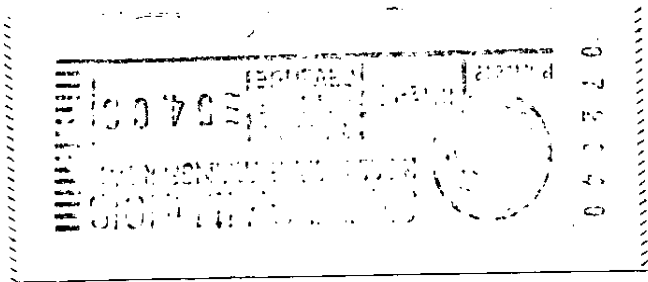
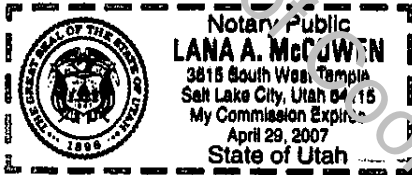
STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

I, Lana A. McCowen Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that DAVID FRANCIS, DOC. CONTROL OFFICER personally known to me to the _____ of Fairbanks Capital Corp., a Utah corporation, 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 such DAVID FRANCIS, DOC. CONTROL OFFICER, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 15 day of June, 2004.

Lana A. McCowen
Notary Public

My Commission Expires: _____



Property Book County Clerk's Office

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Lot 4 in Block 255 in Subdivision of part of the West half of the Southwest Quarter of fractional Section 7, Township 36 North, Range 14, South of the Indian Boundary line, described as follows: Commencing at the Southeast corner of the West half of the Southwest quarter, thence North along the East line of the West half of the Southwest quarter, 33.96 chains; thence West 15.61 chains; thence South 3/4 degrees East 34.69 chains, thence East 8.48 chains to the place of beginning, according to the plat thereof recorded February 11, 1897 as document 2497291, in Book 67 of plats page 36 in Cook County, Illinois

Permanent Index #'s: 29-07-328-002-0000 Vol. 198

Property Address: 254 West 150th Street, Harvey, Illinois 60426

Property of Cook County Clerk's Office