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Doc#: 0418419041
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/02/2004 08:00 AM Pg: 1 of 3

First American Title Insurance Company
SPECIAL WARRANTY DEED
Corporation to Individual

FIRST AMERICAN TITLE order # 741255
DEFI

THIS INDENTURE, made this _____ day of May, 2004 between WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE FOR ITLA MORTGAGE LOAN SECURITIZATION 2002-1, L.L.C., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and KATHERINE SIMMS & CLEOTHA JONES party of the second part (GRANTEE'S ADDRESS) 22950 TORRENCE AVE. CHICAGO HEIGHTS, IL 60411

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and 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 corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 12 IN PON AND COMPANY'S TORRENCE AVENUE ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 32-36-402-006-0000
Address(es) of Real Estate: 22950 TORRENCE AVE. CHICAGO HEIGHTS, IL 60411


Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____, and attested by its _____, the day and year first above written.

WELLS FARGO BANK MINNESOTA
N.A. AS TRUSTEE FOR ITLA MORTGAGE
LOAN SECURITIZATION 2002-1, L.L.C.
BY: FAIRBANKS CAPITAL CORPORATION
AS ATTORNEY IN FACT


DAVID FRANCIS, DOC CONTROL OFFICER

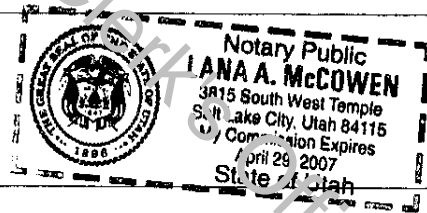
STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that DAVID FRANCIS, DOC CONTROL OFFICER personally known to me to be the _____ of the FAIRBANKS CAPITAL CORPORATION AS ATTORNEY IN FACT FOR WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE FOR ITLA MORTGAGE LOAN SECURITIZATION 2002-1, L.L.C. and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such DAVID FRANCIS, DOC CONTROL OFFICER they 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 their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of May, 2004

 (Notary Public)

Prepared by: Michael Fisher
120 N. Lasalle St 2520
Chicago, Illinois 60602



Mail To:

KATHERINE SIMMS & CLEOTHA JONES
22950 TORRENCE AVE.
CHICAGO HEIGHTS, IL 60411

Name & Address of Taxpayer:

KATHERINE SIMMS & CLEOTHA JONES
22950 TORRENCE AVE.
CHICAGO HEIGHTS, IL 60411

CITY OF CHICAGO HEIGHTS
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OFFICE OF THE CLERK

Grantor:

Fairbanks Capital
Name
338 S. Wainwister
Address
Hattisboro PA 19040
City & State

Phone

Grantee:

Katherine Sims
Name
22820 Torrence
Address
Chicago Hgts
City & State
(706) 687-7600
Phone

Cook County Recorder:

22950 Torrence, Chicago Heights is not in the city limits of Chicago Heights. The Real Estate Transfer Tax does not apply.

June 18 2004
(DATE)

(City Clerk)

or
Allen Carter
(City Clerk's Staff)

SEAL

UNICORP.DOC (on gray license disk)

