



Doc#: 0419534027
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/13/2004 10:34 AM Pg: 1 of 3

RETURN TO:
Wheatland Title
39 Mill Street
Montgomery, IL 60538
46200460-0740 1of2

SPECIAL WARRANTY DEED

REO/LN# 0031866015-19650-DS

THIS AGREEMENT, made this 29th day of June, 2004, between WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and VLADIMIR PRIBYL, 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 his 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:

THE SOUTH 30 FEET OF LOT 11 AND LOT 12 (EXCEPT THE SOUTH 85 FEET THEREOF) IN VOLK BROTHERS 3RD ADDITION TO CHICAGO HOME GARDENS, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, 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, his 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, his 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.

UNOFFICIAL COPY

Permanent Real Estate Number(s): 12-26-414-035-0000 and 12-26-414-023-0000

Address(s) of Real Estate: 2510 North Hessing, River Grove, Illinois 60171

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 REO Manager, the day and year first above written.

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

By *Marjorie Hobbs*
Marjorie Hobbs, Vice President

Attest: *Jeff Rivas*
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

~~Mailed to:~~

~~Wheatland Title Guaranty
39 Mill Street
Montgomery, Illinois 60538~~

Send Subsequent Tax Bills to:

Vladimir Pribyl
2510 N-HESSING
RIVER GROVE IL 60171

AGNES DEBICKI
7064 W. BELMONT AVE
CHICAGO IL 60634

VILLAGE OF RIVER GROVE
Property
Inspection
No 1724
6/30/04
Approved

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN# 0031866015-19650-DS

State of California

County of Orange } ss.

On June 29, 2004 before me, Laura Ascencio

Date

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

personally appeared, Marjorie Hobbs and 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

Laura Ascencio

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 : SPECIAL WARRANTY DEED

Document Date: _____

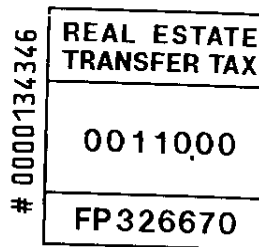
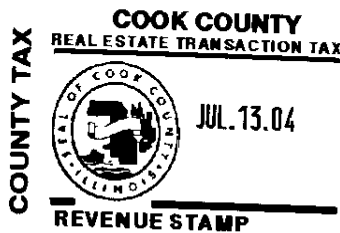
Number of Pages: _____

Signer(s) Other Than _____

Capacity(ies) Claimed:

- Individual
- Corporate Office:
- Partner — L
- Trustee
- Guardian of _____
- Other: _____

Signer is Represented by _____



RIGHT THUMBPRINT OF SIGNER
Top of thumb here

