

24-02472fg

UNOFFICIAL COPY



SPECIAL
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

1 of 2

Doc#: 0426049083
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/16/2004 01:38 PM Pg: 1 of 3

Above Space for Recorder's use only

WACHOVIA BANK N.A., AS TRUSTEE FOR LEHMAN ARC 2000-BC-3, BY ASSIGNMENT a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to DENIS M. LEONARD, OF COOK COUNTY, ILLINOIS

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

This conveyance and the warranties contained herein are hereby expressly made subject to general real estate taxes not yet due and payable at the time of closing and those matters set forth on Exhibit "B" attached hereto and made a part hereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

06-14-303-036

Permanent Real Estate Index Number(s): 06-14-303-068-0000

Address(es) of Real Estate: 4 FRANKLIN CT., STREAMWOOD, ILLINOIS 60107

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, and attested by its Assistant Secretary, this 14 day of August, 2004.

PREMIER TITLE

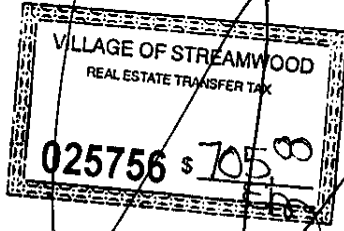
Impress
Corporate Seal
Here

By CARMEN DELGADO
ASSISTANT SECRETARY, Assistant Secretary

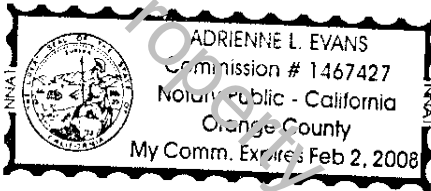
Attest: Robin Hendrix
Robin Hendrix, Assistant Secretary

3

UNOFFICIAL COPY



State of California, County of Orange ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that *Carmen Delgado* personally known to me to be the Assistant Secretary of Option One Mortgage Corporation, and *Robin Hendry* personally known to me the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Secretary and Assistant Secretary, 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 deed of said corporation, for the uses and purposes therein set forth.



IMPRESS NOTARIAL SEAL
HERE

Given under my hand and official seal, this 16 day of August, 2004

Commission expires 2.2, 2008

Adrienne L. Evans

Adrienne L. Evans Notary Public

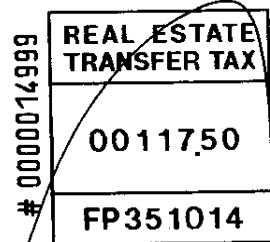
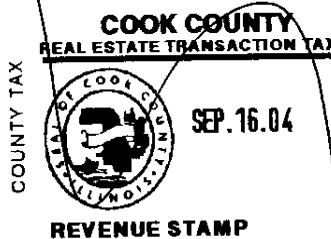
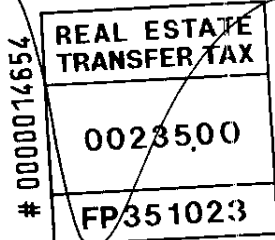
This instrument was prepared by ANGELICA J. NORRIS, STETT, KLEIN, DADAY, ARETOS & GIAMPIETRO, LLC, 121 S. WILKE RD., STE 500, ARLINGTON HTS., ILLINOIS 60005

MAIL TO: Denis Leonard
4 Franklin Court
Streamwood, IL
60107

SEND SUBSEQUENT TAX BILLS TO:

Denis Leonard
(Name)
4 Franklin Court
(Address)
Streamwood IL 60107
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

LEGAL DESCRIPTION
4 FRANKLIN COURT
STREAMWOOD, IL 60107

PARCEL 1:

LOT 36 IN STERLING ESTATES SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED DECEMBER 28, 1983 AS DOCUMENT 26911956, AFORESAID IN THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 41 IN SAID SUBDIVISION DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF LOT 41 THENCE WEST ALONG THE SOUTH LINE OF LOT 41, 88.96 FEET TO THE NORTHWEST CORNER OF LOT 36 IN SAID SUBDIVISION, THENCE NORTH 11 DEGREES 02 MINUTES 41 SECONDS WEST ALONG A PROLONGATION OF THE WESTERLY LINE OF LOT 36, 174.74 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 41, THENCE EAST ALONG THE NORTH LINE OF LOT 41, 124.15 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOT 41 172.28 FEET, TO THE PLACE OF BEGINNING, IN STERLING ESTATES SUBDIVISION UNIT ONE, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office