

# UNOFFICIAL COPY



Doc#: 0434116210  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/06/2004 01:02 PM Pg: 1 of 3

RETURN TO:  
Wheatland Title  
38 Mill Street  
Montgomery, IL 60538  
HC2004cc-347 2 of 3

REO/LN 22387/18532382-CY  
**SPECIAL WARRANTY DEED**

THIS AGREEMENT, made this 22nd day of November, 2004, between WM SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and STEVEN MORGAN, 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 43 FEET OF THE NORTH 60 FEET OF LOT 2 (EXCEPT THE WEST 8 FEET THEREOF) IN BLOCK 2 IN TOWN AND COUNTRY HOMES FOURTH ADDITION TO IVANHOE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 2 IN VERHOEFEN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together will all and singular the hereditaments and appurtenances hereunto 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.

VILLAGE OF DOLTON No 11049  
WATER/REAL PROPERTY TRANSFER TAX  
ADDRESS 14908 Edbrake  
ISSUE 11-22-04 EXPIRED 12-22-04  
AMT 10-  
TYPE WST  
George Howard  
VILLAGE COMPTROLLER

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REO/LN 22387/18532382-CY

Permanent Real Estate Number(s): 29-09-228-019

Address(s) of Real Estate: 14908 Edbrooke Avenue, Dolton, Illinois 60419

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 Assistant Secretary, the day and year first above written.

WM SPECIALTY MORTGAGE, LLC,  
WITHOUT RECOURSE . BY AMERIQUEST  
MORTGAGE COMPANY AS THEIR  
ATTORNEY IN FACT

Property of Cook County Clerk's Office

By Jeff Rivas, Vice President

Attest: Rose C. Lara, Assistant Secretary

**\*\*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

Mail to:  
Wheatland Title Guaranty  
39 Mill Street  
Montgomery, Illinois 60538

Send Subsequent Tax Bills to:  
Steven C. Morgan  
15135 S EVERS  
DOLTON 60419

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN# 22387/18532382-CY

State of California

County of Orange } ss.

On November 22, 2004 before me, C. Young

Date

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

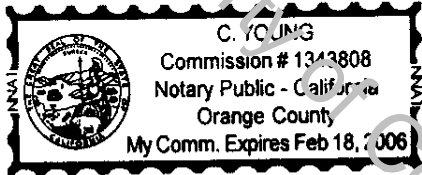
personally appeared, Jeff Rivas & Rose C. Lara

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

C. Young  
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: \_\_\_\_\_

Signer(s) Other Than \_\_\_\_\_

Capacity(ies) Claimed \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Office

- Partner --  Limited  General  Attorney in Fact

Trustee

Guardian or Con

Other: \_\_\_\_\_

Signer is Representing \_\_\_\_\_

