

UNOFFICIAL COPY



Doc#: 0501439063
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/14/2005 11:01 AM Pg: 1 of 3

RETURN TO:
Wheatland Title
39 Mill Street
Montgomery, IL 60538

14C2004 60-4501 1 of 3

REO/LN# 21808/41109646-KC

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 11th day of January, 2005, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2003, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and SOUTH ACQUISITION III, LLC, 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 its 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:

LOT 109 IN CRICKET HILL, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 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, its 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, its 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 2004 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.

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Permanent Real Estate Number(s): 31-21-106-032

Address(s) of Real Estate: 1008 Notre Dame, Matteson, Illinois 60443

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 ULCB President, and attested by its Associate ~~Secretary~~, the day and year first above written.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2003, WITHOUT RECOURSE

By [Signature] President Kevin R. Fischer

Attest: [Signature]
Kara K. Parker
Associate

****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:

South Acquisition III, LLC
~~525 Acquisition III, LLC~~
525 Dec Lane
Noselle IL 60172

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN 21808/41109646-KC

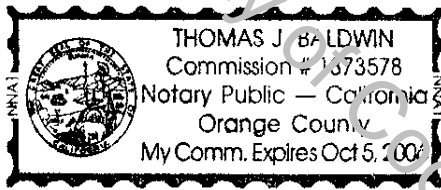
State of California

County of Orange } ss.

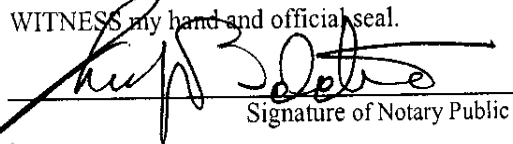
On January 11, 2005 before me, Thomas J. Baldwin
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared, Kevin R. Fischer Kara K. Parker
Name(s) of signer(s)

- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

 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: _____

Document Date: STATE OF ILLINOIS

Signer(s) Other: JAN. 14.05

Capacity(ies) C: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____

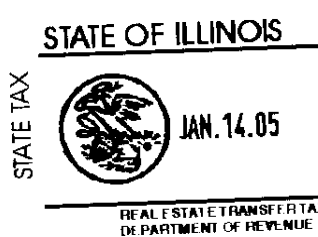
Partner — _____

Trustee _____

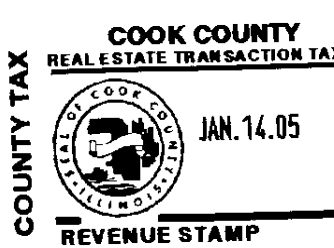
Guardian _____

Other: _____

Signer is Represented by: _____



REAL ESTATE TRANSFER TAX
00115.00
0000074695 FP326669



REAL ESTATE TRANSFER TAX
00057.50
0000149976 FP326670

RIGHT THUMBPRINT OF SIGNER

Top of thumb here