

# UNOFFICIAL COPY



Doc#: 0512218021  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/02/2005 10:25 AM Pg: 1 of 3

RETURN TO: (2 of 3)  
Wheatland Title  
39 Mill Street  
Montgomery, IL 60538  
HC0500-717.0

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 13<sup>th</sup> day of April, 2005, between WM SPECIALTY MORTGAGE LLC, duly authorized to transact business in the State of Illinois, and TERRENCE WHITTNER, a married person, 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 parties 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 their 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 2 (EXCEPT THE NORTH 50 FEET THEREOF) IN TENINGA AND COMPANY'S SIXTH IVANHOE MANOR, A SUBDIVISION OF BLOCK 2, IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, 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, their 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, 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 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.

Permanent Real Estate Number(s): 29-03-115-057-0000

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN 24721/0039553391-LA

State of California

County of Orange } ss.

On April 13, 2005 before me, Elizabeth D. Ngo, Notary Public

Date

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

personally appeared, Donna Thompson and Mardell Bowers

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

Elizabeth D. Ngo  
Elizabeth D. Ngo 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 Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer

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

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General  Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

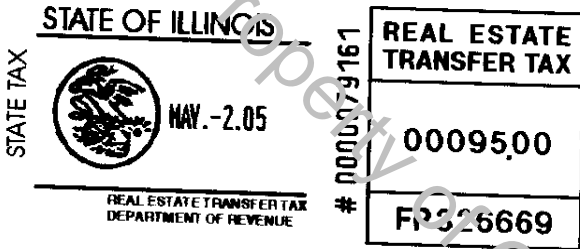
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REO/LN #24721/0039553391-LA

Address(s) of Real Estate: 236 East 142nd Street, Dolton, IL 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  
By AMC Mortgage Services, Inc as Attorney in Fact.



By [Signature]  
Donna Thompson, Vice President

Attest: [Signature]  
Mardell Bowers, 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

HCOSCO-717  
20f3

Send Subsequent Tax Bills to:  
TERRENCE A. WHITTIER

VILLAGE OF DOLTON No 11531  
WATER / REAL PROPERTY TRANSFER TAX  
ADDRESS 236 E. 142nd St.  
ISSUE 4-18-05 EXPIRED 5-18-05  
AMT 10.00  
TYPE WST  
[Signature]  
VILLAGE COMPTROLLER

