

Doc#: 0519645056
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/15/2005 01:08 PM Pg: 1 of 3

RETURN TO: (1 of 3)
Wheatland Title
39 Mill Street
Montgomery, IL 60538

H00560-178.0

REO/LN# 24132/40523458-KC

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 23rd day of June, 2005, between WM SPECIALTY MORTGAGE LLC, duly authorized to transact business in the State of Illinois, party of the first part, and GREGORY TEAGUE, 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:

UNIT GARDEN SOUTH TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN REGENCY RESIDENCE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00679942, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with 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 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): 20-02-316-026-1002

UNOFFICIAL COPY

Address(s) of Real Estate: 4616 South Ellis Apt. G Chicago, IL 60653

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 [Signature]
Donna Thompson, Vice President

Attest: [Signature]
Dawn L. Reynolds, Assistant Secretary

AMC Mortgage Services, Inc. as attorney in fact

****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

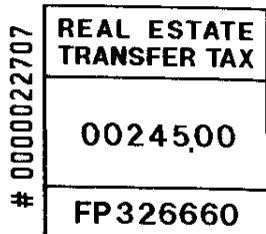
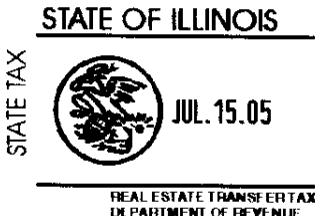
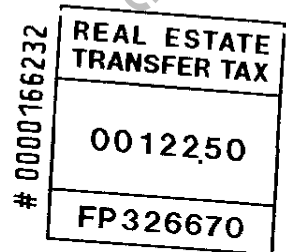
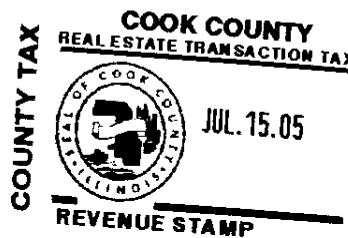
H1051078

RETURN TO:
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39 Mill Street
Montgomery, IL 60538

106 2

Send Subsequent Tax Bills to:

GREGORY TEAGUE
4616 S. ELLIS APT C
CHICAGO IL 60653



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
388794 \$1,837.50
07/15/2005 11:19 Batch 03160 55



UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN 24132/40523458-KC

State of California

County of Orange } ss.

On June 23, 2005 before me, Kathleen Cameron
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared, Donna Thompson and Dawn L. Reynolds
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

Kathleen Cameron
Kathleen Cameron 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: _____ 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: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here