

# UNOFFICIAL COPY

Reo/In #31527/0020094538-en



Doc#: 0523627009 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2005 09:53 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 10<sup>th</sup> day of August, 2005, between WM SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and JOE CAP OBIANCO, 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 40 FEET OF THE NORTH 80 FEET OF LOT 10 IN SECOND ADDITION TO BROADVIEW ESTATES IN THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, 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:

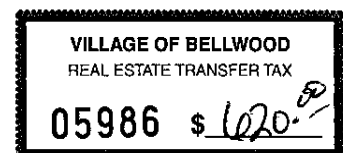
General real estate taxes for 2004 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 15-15-121-012-0000

Address(s) of Real Estate: 1102 S. 22nd Avenue Bellwood, IL 60104

RETURN TO:  
Wheatland Title  
39 Mill Street  
Montgomery, IL 60533

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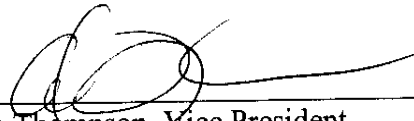


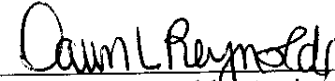
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

WM SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE

By   
Donna Thompson, Vice President  
AMC Mortgage Services, Inc as Attorney in Fact

Attest:   
Dawn L. Reynolds, Assistant Secretary

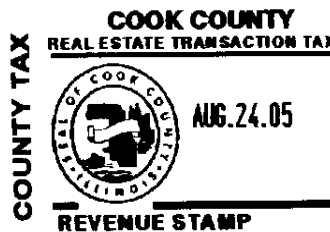
Property of Cook County

**\*\*NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF\*\***

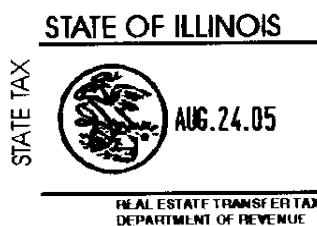
This instrument was prepared by: Attorney Donald C. Marcum  
Wheatland Title, 39 Mill Street, Montgomery, Illinois 60538 (630) 892-2323 ext. 234

Mail to:  
LAURIE A. TAYLOR  
2636 Boddington Ln  
NASHVILLE, TN 60504

Send Subsequent Tax Bills to:  
JOE CAROBIANCO  
195 PENTHREE LN  
WEST CHICAGO IL 60185



REAL ESTATE TRANSFER TAX
0006200
# 0000169515 FP326670



REAL ESTATE TRANSFER TAX
0012400
# 0000085186 FP326669

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

REO/LN# 31527/0020094538-en

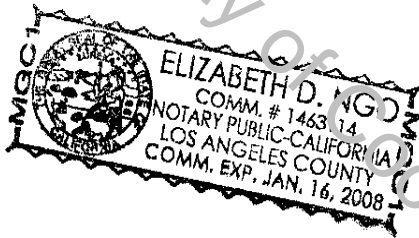
State of California

County of Orange } ss.

On August 10, 2005 before me, Elizabeth D. Ngo, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared, Donna Thompson, 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.



Place Notary Seal Above

WITNESS my hand and official seal.  
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: \_\_\_\_\_

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

# UNOFFICIAL COPY

RECORDER OF Cook COUNTY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

Melanie Burns, being duly sworn on oath, deposes and states that she reside(s) at 39 Mill Street, Montgomery, IL 60538. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

- 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
- 2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Melanie Burns

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 22 DAY  
OF Aug., 2005

Jeannette K. Olson  
Notary Public

