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SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)



Doc#: 0619202084 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2006 08:25 AM Pg: 1 of 3

THIS AGREEMENT, made this 11th day of April, 2006, between DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JULY 1, 2003 MORGAN STANLEY ABS CAPITAL INC. TRUST 2003-NC7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC7, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and

ROYALTON PROPERTIES, LLC
10912 S. WESTERN # 7 CHICAGO, IL

(Name and Address of Grantee)

60643

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), 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 24, 25, 26, 27, AND 28 IN BLOCK 5 IN WILLIAM R. KERRS SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 IF SECTION 29, TOWNSHIP 37 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 anyway 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 GRANTOR, 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 GRANTEE(S), their heirs and assigns forever

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 encumbered 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 as to matters of title.

Permanent Real Estate Numbers: 25-29-102-043-0000 & 25-29-102-044-0000

Address of the Real Estate: 12057 S. ASHLAND, CHICAGO, IL 60643

BOX 15

Ticor Title Insurance

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

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 _____ and attested by its _____, the day and year first above written.

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE
 UNDER THE POOLING AND SERVICING AGREEMENT DATED
 AS OF JULY 1, 2003 MORGAN STANLEY ABS CAPITAL INC.
 TRUST 2003-NC7 MORTGAGE PASS-THROUGH
 CERTIFICATES, SERIES 2003-NC7
 BY HOMEQ SERVICING CORPORATION, ATTORNEY-IN-FACT

By _____

Attest _____

Jeff Szymondora
Vice President

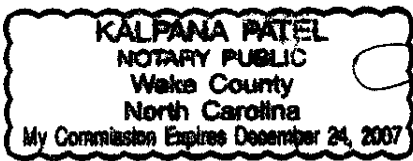
This instrument was prepared by The Law Offices of Ara T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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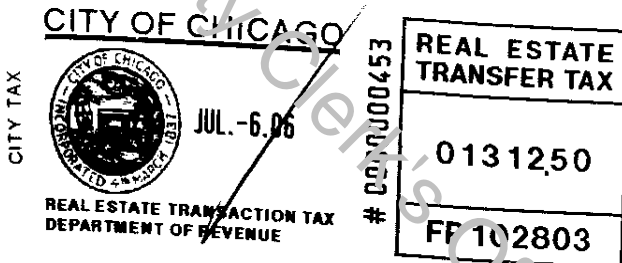
STATE OF NC)
COUNTY OF Wake) ss.

I, Kalpana Patel, a Notary Public in, and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Szymendera, personally known to me to be the Vice President of HOMEQ SERVICING CORPORATION, ATTORNEY-IN-FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JULY 1, 2003 MORGAN STANLEY ABS CAPITAL INC. TRUST 2003-NC7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC7, a corporation, and _____, personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ and _____, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of April, 2006.



Kalpana Patel
Notary Public
Commission Expires _____



MAIL TO:
DANIEL H. BROWN
53 W. JACKSON # 703
CHICAGO, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
Royalton Properties LLC
1012 S WESTERN A-7
CHICAGO, IL 60643

