

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Illinois)



Doc#: 0625802024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2006 07:59 AM Pg: 1 of 3

THIS AGREEMENT, made this 23rd day of August, 2006, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-W7, UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF 11/01/03, WITHOUT RECOURSE 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 BROWN STONE, INC.

(Name and Address of Grantee)

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 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 4 IN BLOCK 10 IN HAZEL CREST PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 encumbered or charged.

Permanent Real Estate Numbers: 29-30-109-004-0000

Address of the Real Estate: 16821 S. ORCHARD RIDGE, HAZEL CREST, IL 60429

1338107
FIRST AMERICAN TITLE
CORDER #

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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 or usage ordinances, municipal / building violations 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 and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

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 Vice President, the day and year first above written.

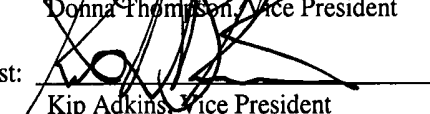
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF ARGENT SECURITIES, INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2003-W7, UNDER
THE POOLING & SERVICING AGREEMENT DATED AS OF
11/01/03, WITHOUT RECOURSE

AMC Mortgage Services, Inc., As Their Attorney in Fact

By _____


Donna Thompson, Vice President

Attest: _____


Kip Adkins, Vice President


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

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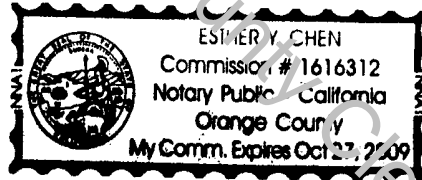
STATE OF California)
) ss.
COUNTY OF Orange)

I, Esther Y. Chen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Thompson, personally known to me to be the Vice President of AMC Mortgage Services, Inc., As Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-W7, UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF 11/01/03, WITHOUT RECOURSE, a New York corporation, and Kip Adkins, personally known to me to be the Vice President of AMC Mortgage Services, Inc., As Attorney in Fact for the 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 Vice President and Vice President, 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 23rd day of August, 2006.




Notary Public: Esther Y. Chen
Commission Expires _____




MAIL TO:
Brownstone Inc.
P.O. Box 303
Hazel Crest IL
60429

Send to:
SEND SUBSEQUENT TAX BILLS TO:
Brownstone Inc.
P.O. Box 303
Hazel Crest IL 60429

STATE OF ILLINOIS
STATE TAX

SEP. 11. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032838
REAL ESTATE TRANSFER TAX
0008200
FP 103027

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

SEP. 11. 06
REVENUE STAMP

0000033038
REAL ESTATE TRANSFER TAX
0004100
FP 103028