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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0635245032 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/18/2006 03:57 PM Pg: 1 of 3

THIS AGREEMENT, made this 13th day of November, 2006, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE LOAN TRUST ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2 UNDER THE PASS-THROUGH CERTIFICATES, SERIES 2005W2 UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, 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 ANDRZEJ BARTASUN

(Name and Address of Grantee)

as GRANTEE(S), WYNESSETH, 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 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:

LOT 13 IN BLOCK 2 IN SMITH'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, 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 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), his heirs and assigns forever.

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

Permanent Real Estate Numbers: 20-35-230-028-0000
Address of the Real Estate: 8248 S. HARPER AVENUE, CHICAGO, IL 60619

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, building violations and other items of record in any county in which any portion of the Property

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is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

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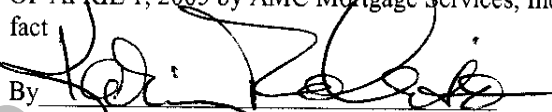
(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;


(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 Escrow Officer the day and year first above written.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF ARGENT MORTGAGE LOAN TRUST ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2
UNDER THE PASS-THROUGH CERTIFICATES, SERIES 2005W2
UNDER THE POOLING & SERVICING AGREEMENT DATED AS
OF APRIL 1, 2005 by AMC Mortgage Services, Inc as their attorney in
fact

By 
Karin Robison, Vice President

Attest: 
Jessica Marsh, Escrow Officer

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

Property of Cook County Clerk's Office

STATE of Illinois

COUNTY OF Cook

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I, Tabatha Johnson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Karin Robison, personally known to me to be the Vice President of AMC Mortgage Services, Inc as their attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE LOAN TRUST ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2 UNDER THE PASS-THROUGH CERTIFICATES, SERIES 2005W2 UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, a De corporation, and Jessica Marsh, personally known to me to be the Escrow Officer 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 vice president and escrow officer, 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 13th day of November, 2006

Tabatha Johnson

 Notary Public
 Commission Expires 5/12/09



MAIL TO:

Andrzej Bartasun
2318 N. Oak Park Ave
Chicago, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Same

City of Chicago
 Dept. of Revenue
 483240
 12/18/2006 10:38 Batch 09357 55



Real Estate
 Transfer Stamp
 \$1,237.50

STATE TAX
 STATE OF ILLINOIS
 DEC. 18.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000006545
 REAL ESTATE TRANSFER TAX
 00165.00
 FP 103037

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEC. 18.06
 REVENUE STAMP

000015947
 REAL ESTATE TRANSFER TAX
 00082.50
 FP 103042