

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 19th day of December, 2006, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-X2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS JUNE 24, 2004, WITHOUT RECOURSE, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, as GRANTOR, and CRAIG STORTS



Doc#: 0700231015 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 10:48 AM Pg: 1 of 3

(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 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:

FILE # U 3316F

LOT 223 AND THE WEST 1/2 OF LOT 222 IN ROSELAND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE RAILROAD).

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.

3R

Permanent Real Estate Numbers: 25-21-200-022-0000

Address of the Real Estate: 318 WEST 11TH PLACE, CHICAGO, ILLINOIS 60628

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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.

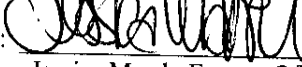
~~The following reservations, from and exceptions to this conveyance and the warranty of title hereinafter shall apply:~~

- (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 existing easements, 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 liens (other than liens and encumbrances 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 Grantor 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 of improvements, if any, on the Property), ownership, or both, the payment of which Grantor assumes, and~~
- (6) ~~Any conditions and restrictions that would be imposed by physical impaction 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 AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-X2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS JUNE 24, 2004, WITHOUT RECOURSE 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.

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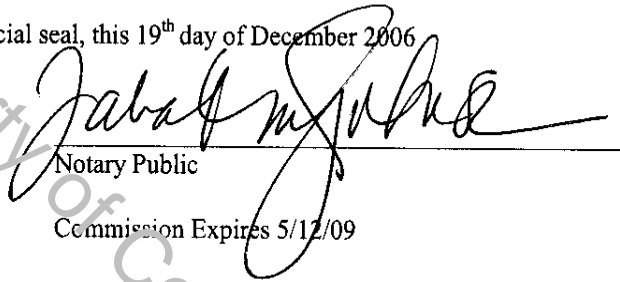
STATE OF Illinois

) ss.

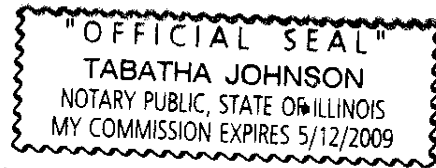
COUNTY OF Cook

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 AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-X2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS JUNE 24, 2004, WITHOUT RECOURSE, a NEW YORK 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 19th day of December 2006



Notary Public
Commission Expires 5/12/09



MAIL TO:
Steven Dallas, Esq
Regas, Fretados & Dallas LLP
111 W Washington Street, Suite 1525
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Craig Storts
410 S. WILKE
Palatine, Illinois 60074

City of Chicago
Dept. of Revenue
485150
12/29/2006 11:15 Batch 05365 24



Real Estate
Transfer Stamp
\$600.00

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 29. 06
REVENUE STAMP

0000016637
REAL ESTATE
TRANSFER TAX
0004000
FP 103042

STATE TAX
STATE OF ILLINOIS
DEC. 29. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006797
REAL ESTATE
TRANSFER TAX
0008000
FP 103037