

# UNOFFICIAL COPY



Doc#: 0703311100 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2007 02:53 PM Pg: 1 of 4

Mail to:

REGINALD CLEMONS  
1717 S. PRAIRIE # ~~1115~~ 1503  
CHICAGO ILLINOIS 60616

TICOR TITLE

585461

## SPECIAL WARRANTY DEED

THE GRANTOR WELLS FARGO BANK, N.A., AS TRUSTEE SUCCESSOR TO ARGENT MORTGAGE COMPANY, LLC, 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, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to REGINALD CLEMONS, of 1717 South Prairie, Chicago, IL, the real estate situated in the County of Cook, State of Illinois, to wit;

LOT 2 (EXCEPT THE WEST 26 FEET) IN BLOCK 3 IN ASSESSOR'S DIVISION OF LOTS 17, 18, 19, 20 AND 21 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PIN# 20-16-402-014-0000

Subject to: the following reservations from and exceptions to the 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 oils, gas, or minerals of

BOX 15

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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) All valuation 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.

Commonly known as 313 WEST 59<sup>TH</sup> PLACE, CHICAGO, IL 60621  
PIN 20-16-402-014

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, priviledges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

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In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst. Vice President, this 24th day of January, 2007.

WELLS FARGO BANK, N.A., AS TRUSTEE SUCCESSOR TO ARGENT MORTGAGE COMPANY, LLC  
by HOMEQ Servicing Corp., its Attorney in Fact

by Tanya Mitchell-Allen

**Tanya Mitchell-Allen**  
Assistant Vice President

STATE TAX

**STATE OF ILLINOIS**



FEB.-1.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000037804

REAL ESTATE TRANSFER TAX
00055.00
FP 102809

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



FEB.-1.07


REVENUE STAMP

# 0000037671

REAL ESTATE TRANSFER TAX
00027.50
FP 326707

CITY TAX

**CITY OF CHICAGO**



FEB.-1.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003116

REAL ESTATE TRANSFER TAX
00412.50
FP 102803

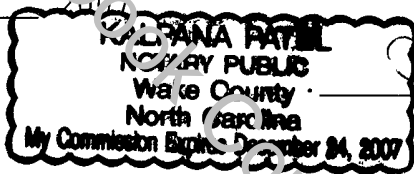
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State of North Carolina )  
County of Wake )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Tanya Mitchell-Allen **Assistant Vice President** personally known to me to be Assistant Vice President of **HOMEQ Servicing Corp., as Attorney in Fact for WELLS FARGO BANK, N.A., AS TRUSTEE SUCCESSOR TO ARGENT MORTGAGE COMPANY, LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such \_\_\_\_\_ he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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 12 day of JAN 2007

Commission expires



Stefana Patel  
Notary Public

This instrument prepared by Mary F. Murray, 6223 N. Navajo, Chicago, Illinois.

Mail Tax Bill to: Reginald Clemons  
~~313 West 59<sup>th</sup> Place~~  
~~Chicago, IL 60621~~  
1717 S. PRAIRIE # 1503  
CHICAGO ILLINOIS 60616