

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)

TICOR TITLE

THIS AGREEMENT, made this 21 day of March, 2007, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING & SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 MORGAN STANLEY ABS CAPITAL I, INC. TRUST 2005-NC1 MORTGAGE PASS THROUGH CERTIFICATES, 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 JEANNE MENSIK

A Single Woman

(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 her 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 154 IN RICHTON HILLS FIRST ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 78 ACRES THEREOF) IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, 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), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), her 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: 31-27-410-047-0000

Ticor Title 592387

Address of the Real Estate: 4127 ARLINGTON DRIVE, RICHTON PARK, IL 60471



0713408018

Doc#: 0713408018 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2007 11:45 AM Pg: 1 of 4

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE UNDER POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 1, 2005 MORGAN STANLEY ABS
CAPITAL I, INC. TRUST 2005-NC1 MORTGAGE PASS
THROUGH CERTIFICATES
BY BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE
CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN
FACT

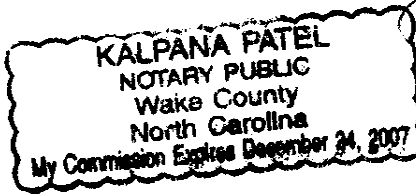
By Jeff Szymenders
Jeff Szymenders
Attest: Vice President

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STATE OF NC)
COUNTY OF wake) ss.

I, Kalpna 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 VP of BY BARCLAYS REAL ESTATE INC., A DELAWARE CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING & SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 MORGAN STANLEY ABS CAPITAL I, INC TRUST 2005-NCI MORTGAGE PASS THROUGH CERTIFICATES, a Delaware corporation, and Jeff Szymendera, personally known to me to be the VP 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 VP and VP, 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 21 day of march, 2007.



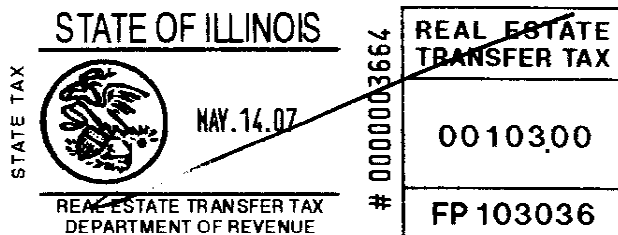
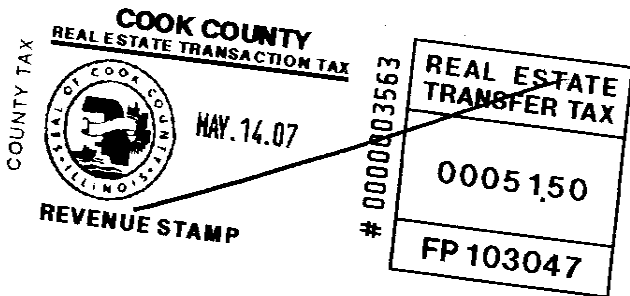
Kalpna Patel
Notary Public
Commission Expires _____

MAIL TO:

Jeanne Mensik
321 sangamon street
Park Forest IL 60466

SEND SUBSEQUENT TAX BILLS TO:

Jeanne Mensik
321 sangamon street
Park Forest IL 60466



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STREET ADDRESS: 4127 ARLINGTON DRIVE

CITY: RICHTON PARK

COUNTY: COOK COUNTY

TAX NUMBER: 31-27-410-047-0000

LEGAL DESCRIPTION:

LOT 154 IN RICHTON HILLS FIRST ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 78 ACRES THEREOF) IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office