

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)

REO/LN# 53533-0100364660-tj



Doc#: 0714111168 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2007 03:40 PM Pg: 1 of 4

THIS AGREEMENT, made this 18th day of April, 2007, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-R10, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, 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 JAMES B. SCOTT AND PATRICIA A. SCOTT <sup>AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP</sup> PO BOX 288352, CHICAGO, IL 60628

(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 their 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 14 IN BLOCK 16 IN CALUMET PARK 3RD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 899101 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), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their 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: 29-02-307-014-0000  
Address of the Real Estate: 14237 UNIVERSITY AVE., DOLTON, IL 60419

FIRST AMERICAN TITLE  
ORDER # \_\_\_\_\_  
Fath # 1565149 1/12

*[Handwritten signature]*  
4

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSFER TAX**  
 COUNTY TAX  
 MAY 17 07  
 REVENUE STAMP

120242027  
 # 000000000

REAL ESTATE TRANSFER TAX
0005050
FP 103028

**STATE OF ILLINOIS**  
**REAL ESTATE TRANSFER TAX**  
 STATE TAX  
 MAY 17 07  
 DEPARTMENT OF REVENUE

120242027  
 # 000000000

REAL ESTATE TRANSFER TAX
0010100
FP 103027

**UNOFFICIAL COPY**

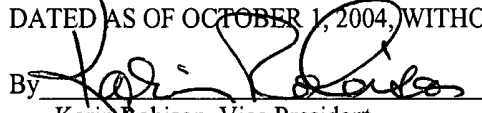
Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

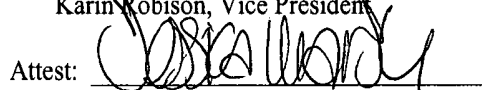
The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (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 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-  
R10, UNDER THE POOLING AND SERVICING AGREEMENT  
DATED AS OF OCTOBER 1, 2004, WITHOUT RECOURSE

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.

VILLAGE OF DOLTON	NO	13803
WATER / REAL PROPERTY TRANSFER TAX		
ADDRESS	14237 UNIVERSITY	
ISSUE	07/31/07	EXPIRED 07/31/07
AMT	18	
TYPE	WST/EXEMPT	
	VILLAGE COMPTROLLER	

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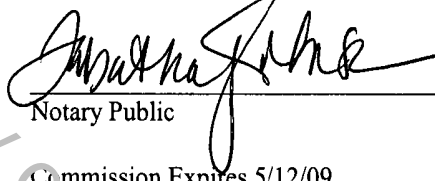
STATE OF Illinois )

) 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-R10, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, WITHOUT RECOURSE, 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 18<sup>th</sup> day of April, 2007.



Notary Public

Commission Expires 5/12/09



MAIL TO:

EDWARD V. SHARKEY  
9991 W. 191 ST. ST.  
MOKENA, IL 60448

SEND SUBSEQUENT TAX BILLS TO:

JAMES SCOTT  
PO BOX 288352  
CHICAGO, IL 60629

Property of Cook County Clerk's Office