

# UNOFFICIAL COPY



Doc#: 0716339003 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/12/2007 11:16 AM Pg: 1 of 3

RETURN TO:  
Wheatland Title  
39 Mill Street  
Montgomery, IL 60538  
HC 2007CD-616 (2-12)

0084285998/54273-JC

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 29th day of May, 2007, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATE SERIES 2005-W3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2005, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and JOHN DULANEY, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the party of the second part, 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 party of the second part, 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 139 IN ROBERTSON'S RIVERSIDE SUBDIVISION OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER DISTANCE 434.28 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 5 DEGREES EAST 2451.24 FEET, THENCE EAST 587.50 FEET TO THE WATERS EDGE OF LITTLE CALUMET RIVER, THENCE SOUTHERLY ALONG THE EDGE OF SAID RIVER TO A POINT WHICH IS DISTANT NORTH 6 ¾ DEGREES EAST 1326.6 FEET FROM THE SOUTH LINE SAID SOUTHWEST QUARTER, THENCE SOUTH 6 ¾ DEGREES WEST 1326.6 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER THENCE WEST 665.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Together will all and singular the hereditaments and appurtenances thereunto belonging or in anywise 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 party of the first part, 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 party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

# UNOFFICIAL COPY

General real estate taxes for 2006 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 29-09-317-024-0000

Address(s) of Real Estate: 15047 Perry Avenue South Holland, IL 60473

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 Assistant Vice President, and attested by its Assistant Vice President, the day and year first above written.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATE SERIES 2005-W3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2005, WITHOUT RECOURSE



By Martha Manseau  
Martha Manseau, Assistant Vice President

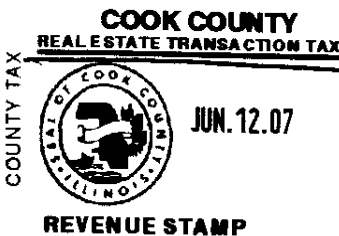
Attest: Molly Merchant  
Molly Merchant, Vice President

**\*\*NOTARY ACKNOWLEDGEMENT ATTACHED HERETO AND MADE A PART HEREOF\*\***

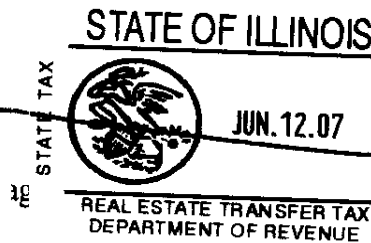
This instrument was prepared by: Attorney Donald C. Marcum  
Wheatland Title, 39 Mill Street, Montgomery, Illinois 60538 (630) 892-2323 ext. 234

Mail to:  
Wheatland Title Guaranty  
39 Mill Street  
Montgomery, Illinois 60538

Send Subsequent Tax Bills to:  
JOHN DULANEY  
15518 SOUTH MARSHFIELD  
HARVEY, ILLINOIS 60426



REAL ESTATE TRANSFER TAX
0002400
# 0000025866
FP 103042



REAL ESTATE TRANSFER TAX
0004800
# 0000013560
FP 103037

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

State of California  
County of San Bernardino

On 5-29-07 before me, Janet Coronado Notary Public  
(here insert name and title of the officer)

personally appeared Martha Mansera and Molly  
Merchant

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Janet Coronado



(Seal)