



Doc#: 0801808250 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2008 02:35 PM Pg: 1 of 3

MAIL TO:

Rochelle M. Martin  
PO BOX 4162  
OAK Park IL 60303-4162

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

Ticor 600576

THIS INDENTURE, made this 21<sup>st</sup> day of December, 2007, between 3P  
Wells Fargo Bank, N.A., as Trustee, Pooling and Servicing Agreement dtd as of  
5/1/05 Asset Backed Pass-Through Certificates Series 2005-WHQ3, a national  
banking association organized and existing under the laws of the United States of  
America and duly authorized to transact business in the State of ILLINOIS, party of the  
first part, and Rochelle M. Martin, party of the second part, WITNESSETH, that the  
party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and  
no/100s) 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 their heirs and assigns, FOREVER, all the following described real  
estate, situated in the County of Cook and the State of Illinois known and described as  
follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A  
PROPERTY ADDRESS AND PERMANENT TAX ID NUMBER(S):

**1130 West 18th (Unit 2W)**

**Broadview, IL 60155**

**Tax ID: 15-22-405-028-1045**

Grantor covenants that it is seized and possessed fo the said land and has a right to  
convey it, and warrants the title against the lawful claim 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, interest or leases, royalty reservations, mineral interest and transfers of interes 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 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 portions thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior



**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000600576 OC  
**STREET ADDRESS:** 1130 W 18th  
**CITY:** BROADVIEW **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 15-22-405-028-1045

**LEGAL DESCRIPTION:**

"UNIT NUMBER 1130-2W IN TERRACE GARDEN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 8 (EXCEPT THAT PART OF LOT 8 LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 8, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF 18TH STREET SAID POINT BEING 222.69 FEET EAST OF THE MOST WESTERLY CORNER OF SAID LOT 8 AS MEASURED ALONG THE NORTH LINE OF SAID LOT 8; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 95.77 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID LOT 8 IN SANS SOUCI RESUBDIVISION OF LOTS 20, 21, 22 AND 23 IN BLOCK 5 IN KOMARECK'S WEST 22ND STREET FOURTH ADDITION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE ILLINOIS CENTRAL RAILROAD; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97459984; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS, INCLUDING INGRESS, EGRESS, AND PARKING, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED, DATED AND RECORDED JANUARY 4, 1966 AS DOCUMENT NO. 19700784, AND MODIFICATION, RECORDED AS DOCUMENT 97231846 MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1965 AND KNOWN AS TRUST NUMBER 1153, ALSO EASEMENTS, INCLUDING INGRESS, EGRESS, AND RECREATION USE, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED, DATED AND RECORDED JANUARY 16, 1969, AS DOCUMENT NO. 20729893 AND MODIFICATION, RECORDED AS DOCUMENT 97231845 MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1965 AND KNOWN AS TRUST NUMBER 1153.

