

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)

Doc#: 0819833023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2008 08:21 AM Pg: 1 of 3

TICOR 586514A

THIS AGREEMENT, made this 25th day of June, 2008, between WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-MHQ1, 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 CHICAGO TITLE LAND TRUST COMPANY UNDER TRUST AGREEMENT #17620 DATED MARCH 15, 2005

(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 its 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:

BOX 15

THE SOUTH 25 FEET OF THE WEST 124.64 FEET OF LOT 41 IN WOODLAWN HIGHLANDS, A SUBDIVISION OF THE WEST 10 ACRES OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23 TOWNSHIP 38 NORTH, RANGE 14, 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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: 20-23-104-009-0000
Address of the Real Estate: 6337 S. DREXEL, CHICAGO, IL 60637

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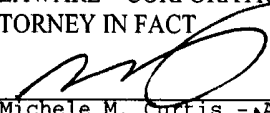
Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

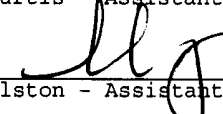
The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (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 Assistant Secretary, and attested by its Assistant Secretary, the day and year first above written.

WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-MHQ1 BY BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN FACT

By 
Michele M. Curtis - Assistant Secretary


Attest: 
Noriko Colston - Assistant Secretary

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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CITY TAX

CITY OF CHICAGO



JUL. 14.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000007954	REAL ESTATE TRANSFER TAX
	0089250
	FP 102803

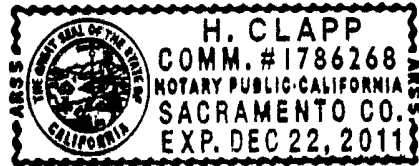
State of California }
County of Sacramento } ss.

On June 25, 2008, before me, H. Clapp, Notary Public, personally appeared Noriko Colston and Michele M. Curtis, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

H. Clapp
Notary signature



STATE TAX

STATE OF ILLINOIS



JUL. 14.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000043060	REAL ESTATE TRANSFER TAX
	0008500
	FP 102809

Mail To:


COLL A THOMPSON BARKS
35 E. WACKER DR. #1870
CHICAGO, ILL. 60601

Send tax bills to:

MARCUS JONES
19128 SOUTH ST. LAWRENCE AVE.
GLENWOOD, ILL. 60125

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 14.08

REVENUE STAMP

# 000042911	REAL ESTATE TRANSFER TAX
	0004250
	FP 326707