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Doc#: 0822718027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2008 10:39 AM Pg: 1 of 3

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60580

1-C 2008-672 (1 of 4)

68840/0087231239

SPECIAL WARRANTY DEED (JOINT TENANCY)

THIS AGREEMENT, made this 28th day of July, 2008, between DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF ARGENT MORTGAGE SECURITIES INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006-W1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2006, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and LANCE FRANKLIN AND PEGGY S. FRANKLIN, Husband and Wife, not as Tenants in Common, but as JOINT TENANTS, parties 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 parties 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 parties of the second part, 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 18 IN BECK'S CORNER SUBDIVISION BEING A RESUBDIVISION OF LOTS 1 TO 15, 74 TO 113, 192, 193, 213 TO 223 IN J.E. MERRION'S SUNNYFIELD, A SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1996 AS DOCUMENT NO. 969802 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 parties of the second part, Not as Tenants in Common, but as JOINT TENANTS, and to their 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 parties of the second part, 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 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:

General real estate taxes for 2007 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

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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): 32-23-124-038-0000

Address(s) of Real Estate: 1126 Seeley Avenue Ford Heights, IL 60411

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 _____ Secretary, the day and year first above written.

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF ARGENT MORTGAGE SECURITIES INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006-W1 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2006, WITHOUT RECOURSE

By _____
Phil Berman, Vice President of Citi Residential Lending Inc.,
As Attorney in Fact

Attest: _____

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

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 892-2323 ext. 234

Mail to:

Wheatland Title Guaranty
105 W. Veterans Pkwy
Yorkville, IL 60560

Send Subsequent Tax Bills to:

LANCE FRANKLIN AND PEGGY FRANKLIN
16526 Borio Dr.
Crest Hill, IL 60435

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ACKNOWLEDGMENT

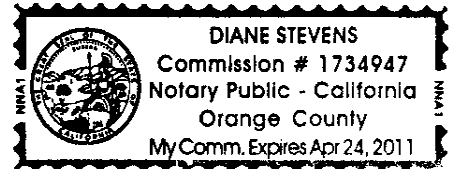
State of California
County of ORANGE

On July 28, 2008 before me, Diane Stevens
(insert name and title of the officer)

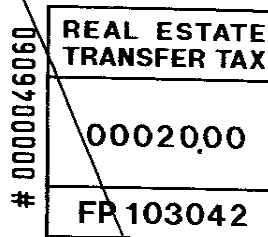
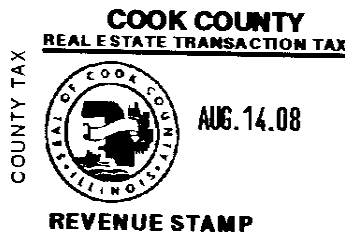
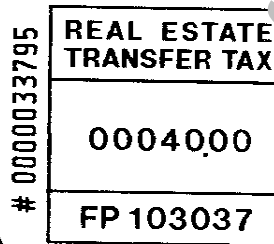
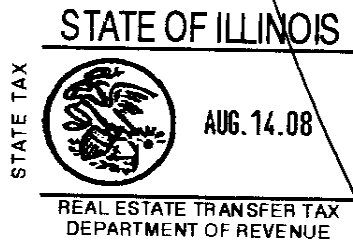
personally appeared Phil Berman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.



Signature *[Handwritten Signature]* (Seal)



PROPERTY OF COOK COUNTY Clerk's Office