

# UNOFFICIAL COPY



Doc#: 0826018010 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/16/2008 10:54 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 29<sup>TH</sup> day of August, 2008, between AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-AR2 POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2003, duly authorized to transact business in the State of Illinois, party of the first part, and BORIS B. THOMAS AND JAMES GANDRE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and NOT AS TENANTS IN COMMON, 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:

PARCEL 1: UNIT NUMBER 702 IN THE MANHATTAN BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF CERTAIN LOTS IN BLOCK 138 IN SCHOOL SECTION ADDITION TO CHICAGO, AND THAT PORTION OF DEARBORN STREET OCCUPIED BY UNDERGROUND VAULTS SHOWN ON SURVEY ATTACHED TO THE AFORESAID DECLARATION, SAID SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97590956, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE MANHATTAN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97579282.

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, 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

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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 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): 17-16-246-018-1047

Address(s) of Real Estate: 431 S. Dearborn Street #702 Chicago, IL 60605

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.

AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-AR2 POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2003

By *Veronica Reeder*  
Veronica Reeder, 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 60538 (630) 892-2323, ext. 224

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

Send Subsequent Tax Bills to:  
Boris B Thomas & James Gandre  
431 S. Dearborn St. #702  
Chicago, IL 60605

*HC08C012701 (1/2)*

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## ACKNOWLEDGMENT

State of California  
County of Orange

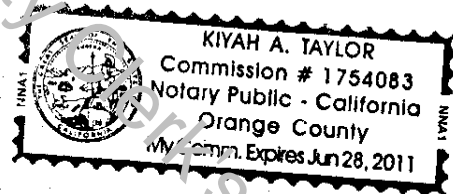
On Aug 29 2008 before me, Kiyah A. Taylor  
personally appeared Veronica Reeder

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.

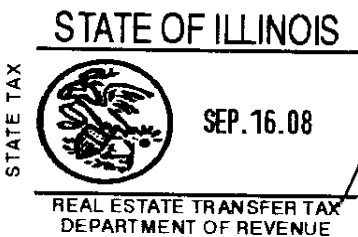
Signature Kiyah A Taylor



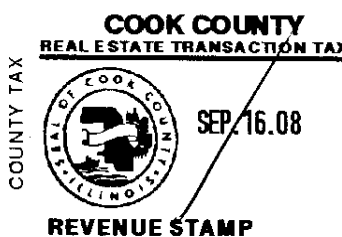
(Seal)

City of Chicago  
Dept. of Revenue  
562976  
09/16/2008 09:57

Real Estate  
Transfer Stamp  
\$2,310.00  
Batch 00730 72



REAL ESTATE TRANSFER TAX
00220.00
FP 103037



REAL ESTATE TRANSFER TAX
00110.00
FP 103042