

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)  
(Illinois)



Doc#: 0900508384 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2009 03:12 PM Pg: 1 of 4

THIS AGREEMENT, made this 8<sup>th</sup> day of October, 2008, between LASALLE BANK, N.A., AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY, MSAC 2007-HE1 BY: SAXON MORTGAGE SERVICES, INC., AS ITS ATTORNEY-IN-FACT, 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 DAVID MARTINEZ  
5220 W. 23RD STREET CICERO IL 60804

(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 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:

TICOR 037845

LOT 4 IN THOMAS TREFIL'S SUBDIVISION OF LOT 6 IN BLOCK 8 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 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), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 encumbered or charged.

Permanent Real Estate Numbers: 16-20-211-015-0000

Address of the Real Estate: 1343 S. 58TH CT., CICERO, IL 60804


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LOT 4 IN THOMAS TREFIL'S SUBDIVISION OF LOT 6 IN BLOCK 8 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

*Pd 1330.00 12/08 Receipt # B58107 TS*

TOWN TAX




TOWN OF CICERO  
DEC. 23 08  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001567

REAL ESTATE TRANSFER TAX
0133000
FP 35 1021

STATE TAX




STATE OF ILLINOIS  
JAN. - 5.09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007063

REAL ESTATE TRANSFER TAX
0013300
FP 103036

COUNTY TAX



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JAN. - 5.09  
REVENUE STAMP

# 0000008960

REAL ESTATE TRANSFER TAX
0006650
FP 103047

Property of Cook County Clerk's Office

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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.

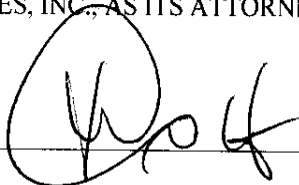
The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (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 name to be signed to these presents by its A.V.?, and, if applicable, to be attested by its \_\_\_\_\_, the day and year first above written.

LASALLE BANK, N.A., AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY, MSAC 2007-HE1 BY: SAXON MORTGAGE SERVICES, INC., AS ITS ATTORNEY-IN-FACT

By \_\_\_\_\_



Attest: \_\_\_\_\_

**Ximena Wolf**  
**Asst Vice-Pres**

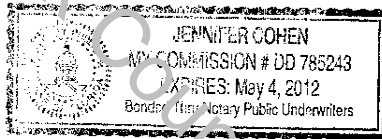
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STATE OF Florida )  
COUNTY OF Broward ) ss.

I, Jennifer Cohen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Yimena Wolf, personally known to me to be the AVP of LASALLE BANK, N.A., AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY, MSAC 2007-HE1 BY: SAXON MORTGAGE SERVICES, INC., AS ITS ATTORNEY-IN-FACT, a Delaware corporation, and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such A.V.P and \_\_\_\_\_, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of October, 2008.

JG  
\_\_\_\_\_  
Notary Public  
Commission Expires \_\_\_\_\_



MAIL TO:

Maria C. Cabrera  
4126 N. Lincoln #1  
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

David Martinez  
1343 S. 58th Court  
Cicero, IL 60804