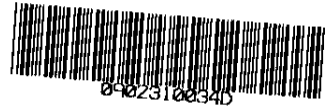


UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 12th day of December, 2008 between **Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as of November 1, 2004 Asset Backed Pass-Through Certificates Series 2004 WHQ2**, a corporation created and existing under and by virtue of the laws of the state of Delaware and duly authorized to transact business in the State of Illinois as Grantor, and **LARINA BRANCH** AS SINGLE WOMAN



Doc#: 0902310034 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/23/2009 03:18 PM Pg: 1 of 4

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES(S), the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEES(S), and to their heirs and assigns, FOREVER, all the following described real estate, situated in COOK County, Illinois known and described as follows, to-wit:

~~UNIT 2237 IN BUILDING "C", 2-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN ARROW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25865554 AND FILED AS DOCUMENT NO. LR-3143758 IN THE SOUTHEAST 1/4 OF SECTION 25 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~

** See attached legal **

Commonly known as: 2237 175TH STREET, #2D, LANSING, IL 60438

PIN: #29-25-405-030-1032

Together with all the singular and 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 GRANTOR, either in law or equity, or, 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), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or maybe, in any manner encumbered or charged.

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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 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 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 that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to these presents by its Assistant Secretary, and, if applicable, to be attested by its Assistant Secretary, the day and year first above written.

Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as of November 1, 2004 Asset Backed Pass-Through Certificates Series 2004 WHQ2.


Michele M. Curtis Assistant Secretary
By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomeEq Servicing, attorney in fact

ATTEST: 
Noriko Colston Assistant Secretary

THIS DOCUMENT WAS PREPARED BY:
Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

Tax to
Larina Branch
2237 1750 St #20
Lansing, IL 60438

~~Frankfort~~
CLAVIO LAW OFFICES, P.C.
10277 W. LINCOLN Hwy
FRANKFORT IL 60423

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
HCO8609029 (1/2)

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State of California }
County of Sacramento } ss.

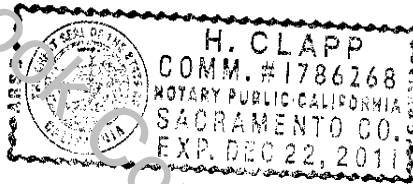
On 04-27-08, before me, **H. Clapp**, Notary Public, personally appeared Michele M. Curtis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

***Noriko Colston**

Witness my hand and official seal.

Notary signature *H. Clapp*




Property of County Clerk's Office

UNOFFICIAL COPY


UNIT 2237 IN BUILDING "C", 2-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS (EXCEPT THAT PART OF THE COMMON ELEMENTS TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE 04 L 050254) IN ARROW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25365554 AND FILED AS DOCUMENT NO. LR-3145758 IN THE SOUTHEAST 1/4 OF SECTION 25 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: #25-405-030-1032

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JAN. 23. 09
REVENUE STAMP

REAL ESTATE TRANSFER TAX
 # 0000051578
 0002700
 FP 103042

STATE OF ILLINOIS
 STATE TAX

 JAN. 23. 09
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 # 0000039380
 0005400
 FP 103037