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SPECIAL WARRANTY DEED

(Bank to Individual)

(Illinois) THIS AGREEMENT, made this _, 2008, between DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35. **MORTGAGE PASS-THROUGH** CERTIFICATES SERIES 2006-AR35 UNDER THE POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2006, BY ITS ATTORNEY IN FACT INDYMAC FEDERAL BANK, FSB, created and existing under and by virue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and CAROLYN O'NEAL



Doc#: 0903008263 Fee: \$42,00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/30/2009 02:59 PM Pg: 1 of 4

(Address of Grancee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt where is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, and these presents does RAMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to here 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:

SEE ATTACHED LEGAL DESCRIPTION.

Together with all and singular the hereditaments and appurtenances thereur's 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, cathe 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 party of the second part, heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, <u>her</u> 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 as to matters of title.

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3/0/4/5

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Permanent Real Estate Numbers: 31-02-305-038-0000

Address of the Real Estate: 18812 HARDING AVENUE, FLOSSMOOR, IL 60422

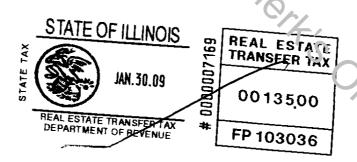
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

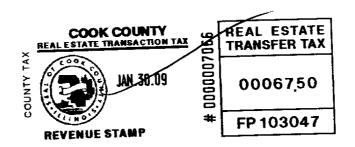
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR35 UNDER THE POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2006, BY ITS ATTORNEY IN FACT INDYMAC FEDERAL BANK, ESR

Tim Beadnell Vice President HLS-REO

By Director

This instrument was prepared by Boiko & Osiman, F.C., Attorneys at Law, 3447 N. Lincoln Ave., Chicago, Illinois 60657.





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MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
DANIEL M. GREENBERG, CHARTERED 17900 DIXIE HWY., SUITE 11 HOMEWOOD, IL 60430-1754	Carolyn O'Neal 1415 William St Flossmoor, IL 60422
STATE OF TEXAS)) ss. COUNTY OF WILLIAMSON)	
I, Kelia Wrobe , a Notary Public in and for the said County, in the State aforestic, DO HEREBY CERTIFY that Tim Bankel personally known to me to be the Director of INDYMAC FEDERAL BANK, FSB, AS ATTORNEY IN FACE FOR DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR35 UNDER THE POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2006, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Director, signed and delivered the said in strument and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.	
Given under my hand and official seal, this 12 day of November 2008.	
SALE OF TEXTS. SALE OF TEXTS.	Notary Public Commission Expires 5/5/12

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000639789 CH STREET ADDRESS: 18812 HARDING AVENUE

CITY: FLOSSMOOR COUNTY: COOK COUNTY

TAX NUMBER: 31-02-305-038-0000

LEGAL DESCRIPTION:

LOT 1 IN BARNARD'S RESUBDIVISION NUMBER 1 OF LOTS 31, 32, AND 33 IN BLOCK 9 IN FLOSSMOOR HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1/2 OF THE VACATED 20 FOOT ALLEY LYING WEST AND ADJOINING SAID LOTS 31, 32 AND 33 IN COOK COUNTY, ILLINOIS.

Of Coot County Clerk's Office

AGENT:

BOIKO & OSIMANI, P.C. 3447 N. LINCOLN AVE. CHICAGO, ILLINOIS 60657