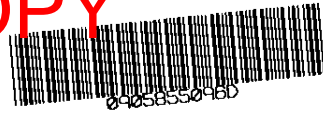


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## SPECIAL WARRANTY DEED

639795 (Corporation to Individual)  
TICOR TITLE (Illinois)

Doc#: 0905855096 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/27/2009 02:44 PM Pg: 1 of 4

THIS AGREEMENT, made this 10<sup>th</sup> day of February, 2009, between DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR IXIS 2006-HE3 BY: SAXON MORTGAGE SERVICES, INC., F/K/A MERITECH 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

~~3855 BARDEAUX, HOFFMAN ESTATES, ILL.~~ GLOBEX PROPERTIES, LLC,  
3855 BARDEAUX, ILLINOIS LIMITED LIABILITY COMPANY,\*  
(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:

\* 3855 BARDEAUX, HOFFMAN ESTATES, ILL.  
60192

LOT 18 IN BLOCK 6 IN COLONY POINT PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1977 AS DOCUMENT NUMBER 23937795, 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: 02-18-310-018-0000

Address of the Real Estate: 5010 LICHFIELD DRIVE, HOFFMAN ESTATES, IL 60010

①

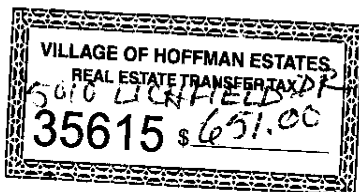
# UNOFFICIAL COPY

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 avp, and, if applicable, to be attested by its avp, the day and year first above written.



DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR IXIS 2006-HE3 BY: SAXON MORTGAGE SERVICES, INC., F/K/A MERITECH MORTGAGE SERVICES, INC AS ITS ATTORNEY IN FACT  
BY SAXON MORTGAGE SERVICES, INC., AS ATTORNEY IN FACT

By Valerie Castillo  
Valerie Castillo, AVP  
Attest: Victoria Martin  
Victoria Martin, AVP

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

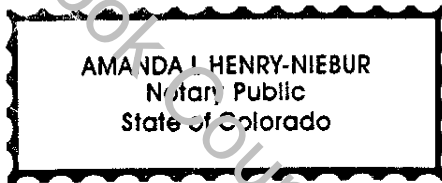
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STATE OF Colorado )  
 ) ss.  
COUNTY OF Jefferson )

I, Amanda L. Henry-Niebur, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Valerie Castillo, personally known to me to be the AVP of SAXON MORTGAGE SERVICES, INC., AS ATTORNEY IN FACT FOR DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR IXIS 2006-HE3 BY: SAXON MORTGAGE SERVICES, INC., F/K/A MERITECH MORTGAGE SERVICES, INC AS ITS ATTORNEY IN FACT, a DE corporation, and Victoria Martin, personally known to me to be the AVP 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 avp and avp, 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 10 day of February, 2009.

Amanda L. Henry-Niebur  
Notary Public  
Commission Expires 10/29/2011

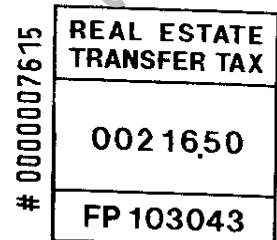
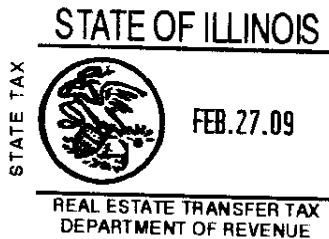
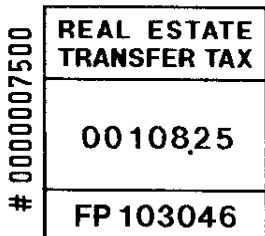
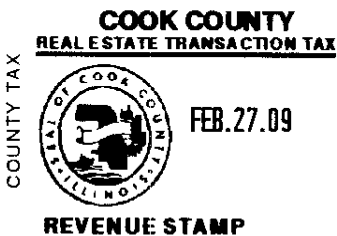


MAIL TO:

DANIEL C. CHOBOT  
1830 W. ALCONQUO W RD  
INVERNESS, IL 60067

SEND SUBSEQUENT TAX BILLS TO:

GLOBEX PROPERTIES, LLC  
3855 BORDEN AVE  
MOITMAN EST, IL 60137



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LOT 18 IN BLOCK 6 IN COLONY POINT PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1977 AS DOCUMENT NUMBER 23937795, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office