

# UNOFFICIAL COPY

4391561 (13)

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GIT

## SPECIAL WARRANTY DEED

(Bank to Individual)

(Illinois)

THIS AGREEMENT, made this 11<sup>th</sup> day of February, 2009, between **DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEEOF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR15 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR15**, BY ITS ATTORNEY-IN-FACT **INDYMAC FEDERAL BANK, F.S.B.**, created and existing under and by virtue 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 **DAVID GARCIA**

PO Box 286, Lake Zurich, IL 60047

(Address of Grantee)

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 whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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:

**PLEASE SEE ATTACHED LEGAL DESCRIPTION.**

Together with 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 party of the second part, his 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, 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 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.

Permanent Real Estate Numbers: 20-22-402-035



0907657211D

Doc#: 0907657211 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2009 11:09 AM Pg: 1 of 4

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Address of the Real Estate: 6738 SOUTH SAINT LAWRENCE AVENUE, CHICAGO, IL 60637


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  
TRUSTEE OF THE INDYMAC INDX MORTGAGE  
LOAN TRUST 2006-AR15 MORTGAGE PASS-  
THROUGH CERTIFICATES SERIES 2006-AR15, BY  
ITS ATTORNEY-IN-FACT INDYMAC FEDERAL  
BANK, F.S.B.


By   
Director

**Tim Beadnell**  
Vice President  
HLS-RBO


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

CITY TAX  
  
CITY OF CHICAGO  
MAR. 13.09  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000005599  
REAL ESTATE  
TRANSFER TAX  
00430.50  
FP 103018

STATE TAX  
  
STATE OF ILLINOIS  
MAR. 13.09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000047975  
REAL ESTATE  
TRANSFER TAX  
00041.00  
FP 103014

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR. 13.09  
REVENUE STAMP

# 0000047668  
REAL ESTATE  
TRANSFER TAX  
00020.50  
FP 103017

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MAIL TO:

David Garcia  
P.O. Box 286

Lake Zurich, IL 60047

SEND SUBSEQUENT TAX BILLS TO:

David Garcia

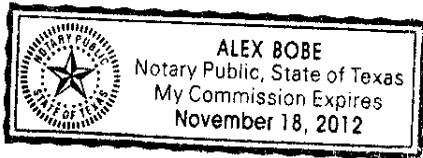
PO Box 286

Lake Zurich, IL 60047

STATE OF TEXAS )  
 ) ss.  
COUNTY OF WILLIAMSON )

I, Alex Bohe, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Tim Beadnell, personally known to me to be the Director of **INDYMAC FEDERAL BANK, F.S.B., AS ATTORNEY-IN-FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR15 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR15**, 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 instrument 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 16 day of February, 2009.



Alex Bohe  
Notary Public  
Commission Expires 11/18/12

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ORDER NO.: 1301 - 004391561  
ESCROW NO.: 1301 - 004391561

1

**STREET ADDRESS:** 6738 SOUTH ST. LAWRENCE  
**CITY:** CHICAGO      **ZIP CODE:** 60637  
**TAX NUMBER:** 20-22-402-035-0000

**COUNTY:** COOK

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

LOT 33 IN BLOCK 1 IN JOHNSTON AND CLEMENT'S SUBDIVISION OF THE WEST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.