

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Bank to Individual)
(Illinois)

THIS AGREEMENT, made this 25th day of March, 2009, between HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-WM2, ASSET BACKED PASS-THROUGH CERTIFICATES, BY ITS ATTORNEY-IN-FACT OCWENT LOAN SERVICING, LLC., 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 **THEASTER GATES, JR**

(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 _____ 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, _____ 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, _____ 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



0911731072D

Doc#: 0911731072 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2009 12:18 PM Pg: 1 of 4


Box 334

402

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STATE TAX

STATE OF ILLINOIS



APR. 24. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005103

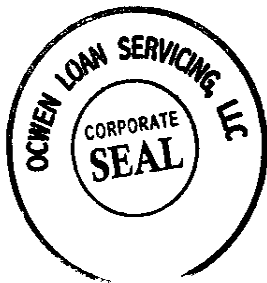
REAL ESTATE TRANSFER TAX
00016.00
FP 102808

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: 20-23-412-051-0000

Address of the Real Estate: 6916 SOUTH DORCHESTER 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.




HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-WM2, ASSET BACKED PASS-THROUGH CERTIFICATES, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC.

By *Keith Chapman*
 Director **Keith Chapman**
 REO Manager

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

CITY TAX

CITY OF CHICAGO



APR. 24. 09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005342

REAL ESTATE TRANSFER TAX
00168.00
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 24. 09

REVENUE STAMP

0000002926

REAL ESTATE TRANSFER TAX
00008.00
FP 102802

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MAIL TO:

Marjorie Fortner
P.O. Box 1445
Franklin, IL 60123


SEND SUBSEQUENT TAX BILLS TO:

Theaster Gates
6918 S. Dorchester
Chicago, IL 60637

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

I, Jewett Simpson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Keith Chapman, REO Closing Manager, personally known to me to be the Director of **JCOWEN LOAN SERVICING, LLC. AS ATTORNEY-IN-FACT FOR HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-WM2, ASSET BACKED PASS THROUGH CERTIFICATES** 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 25 day of March, 2009.

NOTARY PUBLIC-STATE OF FLORIDA
 **Jewett Simpson**
Commission # DD454732
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Jewett Simpson
Notary Public
Commission Expires _____

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 WSA125480 NA
STREET ADDRESS: 6916 SOUTH DORCHESTER AVENUE
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 20-23-412-051-0000

LEGAL DESCRIPTION:

LOT 29 IN BLOCK 2 IN SCAMMON AND DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING EAST OF THE ILLINOIS CENTRAL RAILROAD (EXCEPT ONE ACRE IN THE NORTHEAST CORNER THEREOF) OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office