

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 21<sup>st</sup> day of April, 2009 between **U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-HE5 Mortgage Pass-Through Certificates Series 2006-HE5**, 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

**KEVIN PICKENS**  
12551 Eggleston, Chicago, Illinois  
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:

LOT 25 IN BLOCK 3 IN GEORGE A. CHAMBERS SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7947 S. EMERALD AVE, CHICAGO, IL 60620

PIN: #20-33-101-021

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, 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), 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.



Doc#: 0916111021 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/10/2009 10:45 AM Pg: 1 of 3

608102

T.H.E

Ticor

BOX 15

# 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.

This conveyance and the warranty of title made herein shall be subject to:

- (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.

**U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-HE5 Mortgage Pass-Through Certificates Series 2006-HE5,**

  
 \_\_\_\_\_  
**Michele M. Curtis Assistant Secretary**  
 By Barclays Capital Real Estate Inc., a Delaware  
 Corporation, d/b/a HomEq 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

MAIL TO:  
Urban & Burt  
5320 W 159<sup>th</sup>  
Oak Forest, IL 60452

SEND SUBSEQUENT TAX BILLS TO:  
Kevin Pickens  
1251 Eggleston  
Chicago, IL 60628

# UNOFFICIAL COPY

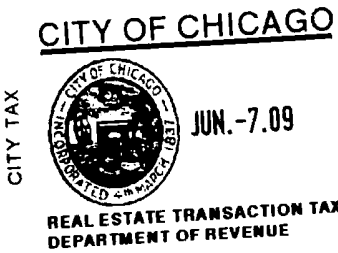
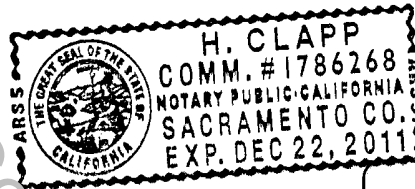
State of California }  
County of Sacramento } ss.

On **APR 21 2009**, before me, **H. Clapp**, Notary Public, personally appeared **Michele M. Curtis & Y**, 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.

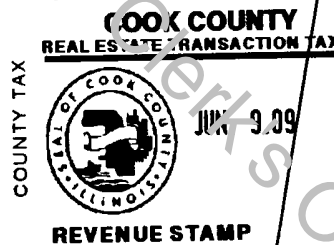
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. **\* Noriko Colston**

Witness my hand and official seal.

Notary signature



REAL ESTATE TRANSFER TAX
0005250
FP 102803



REAL ESTATE TRANSFER TAX
0000250
FP326707



REAL ESTATE TRANSFER TAX
0000500
FP 102809