

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

THIS AGREEMENT, made this 15 day of June, 2009 between WELLS

FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC2, 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 TONYA R. JACKSON, married to Kelvin Jackson, 126 Ash Street, Park Forest, IL 60466 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 HEATHER HILL THIRD ADDITION TO UNIT 7, A SUBDIVISION OF OUTLOT C IN HEATHER HILL FIRST ADDITION, BEING RAYMOND LUTGERT'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2941 MACHEATH CRESCENT, FLOSSMOOR, IL 60422

PIN: # 31-12-306-042

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#: 0917746005 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/26/2009 12:10 PM Pg: 1 of 3

30996700

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STATE TAX

STATE OF ILLINOIS



JUN. 26. 09

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


# 0000007834

00132.00

FP 103036

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



JUN. 26. 09

REVENUE STAMP

REAL ESTATE TRANSFER TAX

# 0000007738

00066.00

FP 103047

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

WELLS FARGO BANK, NA AS TRUSTEE, UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMCA.

Noriko Colston  
By Barclays Capital Real Estate Inc., a Delaware

Corporation, d/b/a HomeEq Servicing, attorney in fact

ATTEST: Tonya Blechinger

THIS DOCUMENT WAS PREPARED BY:  
Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

MAIL TO:

LAW OFFICES  
DANIEL M. GREENBERG, CHARTERED  
17900 DIXIE HWY., SUITE 11  
HOMEWOOD, IL 60430-1754

SEND SUBSEQUENT TAX BILLS TO:

TONYA R. JACKSON  
2941 MAC HEATH CRESCENT  
ROSEMONT, IL 60042

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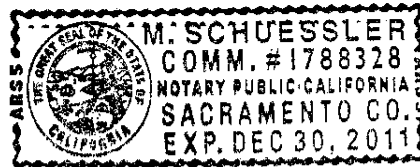
State of California }  
County of Sacramento } ss.

On JUN 15 2009, before me, M. Schuessler, Notary Public, personally appeared Noriko Colston, 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.

Witness my hand and official seal.

M. Schuessler  
Notary Signature M. Schuessler



Property of Cook County Clerk's Office