

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

60970-TICOR TITLE (2)

THIS AGREEMENT, made this ~~day of~~  
**AUG 04 2009** ~~2009~~ between **Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of August 1, 2004 Morgan Stanley ABS Capital I INC. Trust 2004-WMC2 Mortgage Pass-Through 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 **L.W. FINANCING, LLC**,



Doc#: 0926855025 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2009 09:55 AM Pg: 1 of 3

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:

**THE SOUTH 40 FEET OF LOT 83 IN THIRD ADDITION TO BROADVIEW ESTATE IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as: **1929 S. 24TH AVENUE, MAYWOOD, IL 60153**

PIN: #15-15-309-021-0000

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 herby granted are, or maybe, in any manner encumbered or charged.

**VILLAGE OF MAYWOOD**

\$ 152.00  
8-27-09  
Real Estate Transfer Tax Paid

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

**Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of August 1, 2004 Morgan Stanley ABS Capital I INC. Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2,**

**Noriko Colston**

By Barclays Capital Real Estate Inc., a Delaware

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

Loan #0321830051 REO/FRS 581282

ATTEST:

**Tonya Blechinger**

THIS DOCUMENT WAS PREPARED BY:

Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

MAIL TO:

29-164  
Levin + Rosen Ltd  
4051 Old Orchard Rd.  
Skokie IL 60076

SEND SUBSEQUENT TAX BILLS TO:

L. W. FINANCING LLC  
1127 S. Mannheim Rd #112  
Westchester IL 60154


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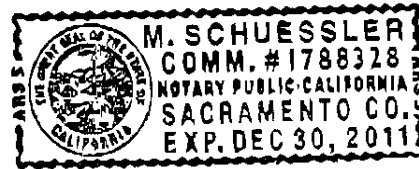
State of California }  
County of Sacramento } ss.

On **AUG 04 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.

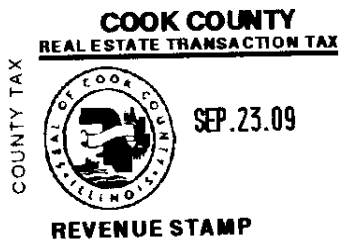
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

  
Notary Signature M. Schuessler.



REAL ESTATE TRANSFER TAX
0003750
FP 103049



REAL ESTATE TRANSFER TAX
0001875
FP 103052