

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 19 day of Nov 2008 between WELLS

FARGO BANK, N.A. as Trustee under POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2, 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 STEVEN KUCYNDA,

124 Ridge of Streamwood IL 60107 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 a 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:

UNIT 19-3 IN THE MANORS OF OAK KNOLL A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF OAK KNOLL FARMS UNITS 8-A AND 8-B BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 22 AND OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 2, 1989 AS DOCUMENT 89411040 AS AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as: 29 ADAMS CT, UNIT A, STREAMWOOD, IL 60107

PIN: #06-22-303-036-1099

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT

By: [Signature]

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.

VILLAGE OF STREAMWOOD REAL ESTATE TRANSFER TAX 032831 \$ 39000

34



Doc#: 0930149038 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 10/28/2009 02:15 PM Pg: 1 of 3

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.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

(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 use (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.

**WELLS FARGO BANK, N.A. as Trustee under POOLING AND SERVICING AGREEMENT
Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2,**




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

UNOFFICIAL COPY

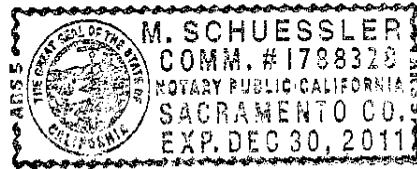
State of California }
County of Sacramento } ss.

On 11/19/08, 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



mailto:

Ann M. Wilhelmi Law Offices PC
1444 N. Farnsworth #100
Aurora, IL 60505

mail tax bill to:

Steven Kuehner
29 Adams Ct. Unit A
Streamwood, IL 60107

