

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED



Doc#: 1002946050 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/29/2010 03:07 PM Pg: 1 of 5

Property

JAN 22 2010

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2010 between U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE1, party of the first part, and TAMARA DERTZ, <sup>B.</sup> married to KENNETH DERTZ, party of the second part. <sup>C.</sup>

\*Husband + wife, as tenants by the entirety

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Lake and State of Illinois, known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

**SUBJECT TO:** covenants and restrictions of record, general taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009 and the exceptions stated in Exhibit "B" attached hereto.

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.

Permanent Real Estate Index Number: 31-25-108-028-0000  
Address of Real Estate: 3218 West Holden Circle, Matteson, IL 60443  
Loan Number: FRS#598267 REO#323707463

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 said 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 said party of the second part, their heirs and assigns forever.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, and attested by its Assistant Secretary, the day and year first above written.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER  
THE SECURITIZATION SERVICING AGREEMENT DATED AS  
OF JULY 1, 2005 STRUCTURED ASSET SECURITIES  
CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST  
MORTGAGE PASS THROUGH CERTIFICATES,  
SERIES 2005-HE1

By Joyce Nelson  
**Assistant Secretary**  
Barclays Capital Real Estate Inc., a Delaware Corporation,  
d/b/a HomeQ Servicing, its Attorney-in-Fact

Attest Lori Rakoncza  
**Assistant Secretary**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE CORPORATION, D/B/A HOMEQ SERVICING, ITS ATTORNEY-IN-FACT, FOR U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER THE SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE1, and \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ and \_\_\_\_\_ they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
\_\_\_\_\_  
Notary Public

**Prepared By:** George L. Schoenbeck  
SOSIN & ARNOLD LTD.  
708-448-8141  
11800 S. 75th Avenue, Suite 300  
Palos Heights, IL 60463

**Mail To:** Ms. Vanessa Monroe  
19624 Governors Highway #5  
Flossmoor, IL 60422

**NAME & ADDRESS OF TAXPAYER:**  
Mrs. Tamara Dertz  
252 Parkland  
Sauk Village, IL 60411

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State of California }  
County of Sacramento } ss.

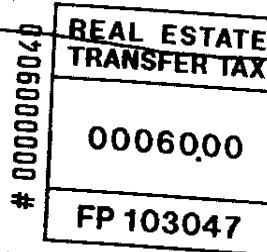
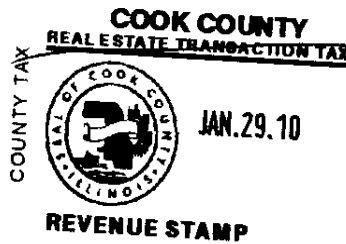
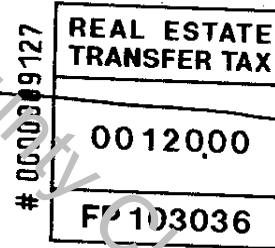
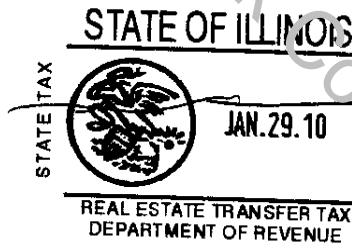
On **JAN 22 2010**, before me, **K. Munoz**, Notary Public, personally appeared **Joyce Nelson & Lori Rakonzo** proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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

*K. Munoz*  
**K. Munoz**



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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 14 IN HOLDEN PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## Exhibit "B" – EXCEPTIONS

- (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.