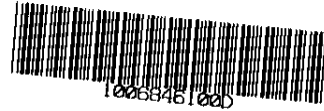


# UNOFFICIAL COPY



Doc#: 1006846100 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/09/2010 11:18 AM Pg: 1 of 4

Loan #325039071

Mail to:

Salvator Vargas

~~702 N. 15<sup>th</sup>~~

~~Melrose Park IL 60160~~

1674 FIDDYMENT DR.  
ROMEOVILLE, IL 60446

## Property of Cook County Clerk's Office

### SPECIAL WARRANTY DEED

THE GRANTOR WELLS FARGO BANK, NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR2 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-FR2, a national banking association 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, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to SALVADOR VARGAS of 1674 Fiddymnt Dr., Romeoville, IL, the real estate situated in the County of Cook, State of Illinois, to wit;

LOT 12 IN BLOCK 7 IN MELROSE, A SUBDIVISION OF LOTS 3 TO 5 IN SUPERIOR COURT PARTITION OF THE SOUTH ½ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY, ALL IN COOK COUNTY, ILLINOIS

Subject to: the following reservations from and exceptions to the 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, (hereintofore, the "Property");

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L. W. B. V.

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- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character in the oils, 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) All 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

Commonly known as 702 N 15<sup>TH</sup>, Melrose Park, IL 60160  
PIN 15-03-455-017-0000

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and

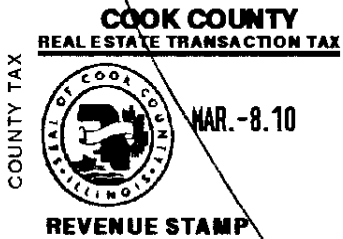
# UNOFFICIAL COPY

demands of all persons claiming under Grantor, but not otherwise.

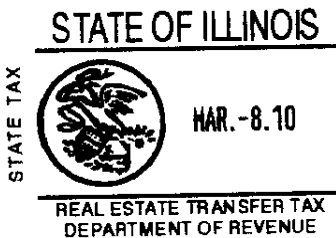
In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, this 19 day of February, 2010.

WELLS FARGO BANK NA AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR2 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-FR2  
by BARCLAYS CAPITAL REAL ESTATE INC., a DELAWARE CORPORATION D/B/A HOMEQ SERVICING its Attorney in Fact

by \_\_\_\_\_  
**Neriko Colston Assistant Secretary**



REAL ESTATE TRANSFER TAX
00037.00
FP 103047



REAL ESTATE TRANSFER TAX
00074.00
FP 103036


## UNOFFICIAL COPY

State of California }  
 County of Sacramento) ss.

On **FEB 19 2010**, before me, **Jane Quick**, 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 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 **Jane Quick**



This instrument prepared by Mary F. Murray, 5127 W. Devon,  
 Chicago, Illinois, 773-792-2577.

Mail tax bill to: Salvator Vargas  
~~702 N 15th~~  
~~Melrose Park Il 60160~~  
 1674 FIDDYMENT DR.  
 ROMEVILLE, IL 60446