

# UNOFFICIAL COPY

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Doc#: 1008226343 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/23/2010 02:00 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 10 day of March, 2010, between WELLS FARGO BANK, N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ1, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 8002350830

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 21 IN BLOCK 13 IN JACKSON PARK HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

Permanent Real Estate Numbers: 20-24-326-004-0000

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Address of the Real Estate: 7017 S. CREGIER AVE., CHICAGO, IL 60649

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 or usage ordinances, municipal building violations 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 and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said 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 SEPTEMBER 1,  
2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES  
2004-WHQ1  
BY BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE  
CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN  
FACT  
By Noriko Colston  
**Noriko Colston**  
**Assistant Secretary**

Attest: Joyce Nelson  
**Joyce Nelson**  
**Assistant Secretary**

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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STATE OF California )  
                  Sacramento ) ss.  
COUNTY OF \_\_\_\_\_ )

On MAR 10 2010, before me, \_\_\_\_\_, Notary Public, personally appeared Noriko Colston and Joyce Nelson, 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 CA that the foregoing paragraph is true & correct.

Given under my hand and official seal, this 10 day of March, 2010.

\_\_\_\_\_  
Notary Public K. Munoz  
Commission Expires \_\_\_\_\_




MAIL TO:


LAW OFFICE OF KRWEGER  
4141 W. PETERSON #302  
CHICAGO, IL 60646

SEND SUBSEQUENT TAX BILLS TO:


SNL REALTY, LLC  
833 W. CHICAGO # 403  
CHICAGO, IL 60642

CITY TAX  
  
CITY OF CHICAGO  
MAR.22.10  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000013282  
REAL ESTATE  
TRANSFER TAX  
0067200  
FP 102803

STATE TAX  
  
STATE OF ILLINOIS  
MAR.22.10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 87E00000  
REAL ESTATE  
TRANSFER TAX  
0006400  
FP 102809

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR.22.10  
REVENUE STAMP

# 000003346  
REAL ESTATE  
TRANSFER TAX  
0003200  
FP326707