

UNOFFICIAL COPY



SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

Doc#: 1008834060 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/29/2010 02:08 PM Pg: 1 of 3

THIS AGREEMENT, made this 20 day of Feb., 2010, between WELLS FARGO BANK, N.A. AS TRUSTEE UNDER POOLING & SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005, ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4, 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 FATEN AFFANEH

(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 _____ 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 19 IN BLOCK 34 IN DREXEL PARK, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Ticor Title Insurance

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), _____ heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), _____ 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: 20-19-222-038-0000

BOX 15 1 of 5

3/8

4050 03/01

TICOR

BOX 15

UNOFFICIAL COPY

Address of the Real Estate: 6546 S. MARSHFIELD AVENUE, CHICAGO, IL 60636

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 & SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005, ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4

BY BARCLAYS CAPITAL REAL ESTATE INC., A DELAWARE CORPORATION, D/B/A HOMEQ SERVICING, ATTORNEY IN FACT

By _____

Noriko Colston
Assistant Secretary

Joyce Nelson
Assistant Secretary

Attest: _____

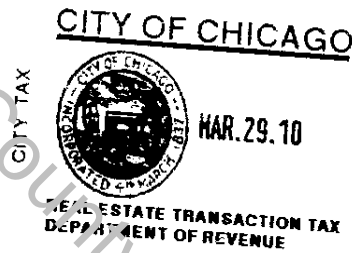
UNOFFICIAL COPY

STATE OF **California**)
 Sacramento) ss.
COUNTY OF _____)

On FEB 26 2010 before me, Jane Quick, 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 26 day of Feb, 2010.

Jane Quick
Notary Public
Commission Expires _____
Jane Quick



0000013354
REAL ESTATE TRANSFER TAX
0004725
FP 102803

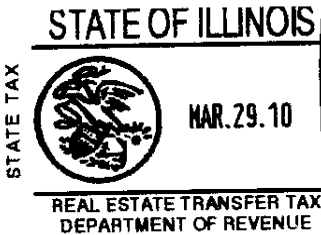
MAIL TO:

Rouky J. Shalabi
4700 West 75th Street
Oakland, Illinois 60452

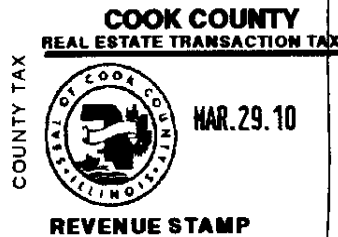
SEND SUBSEQUENT TAX BILLS TO:

Faten Afzal
10712 East Oak Circle
Palos Hills, Illinois 60465

HOMEQ REFERENCE # 324097310



0000003418
REAL ESTATE TRANSFER TAX
0000450
FP 102809



0000003414
REAL ESTATE TRANSFER TAX
0000225
FP326707