



1/1 2009 - 03781-PT

SPECIAL WARRANTY DEED

(Corporation to Individual)

Doc#: 1009855018 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/08/2010 11:28 AM Pg: 1 of 4

This Indenture made this day of 12

February, 2010 between

Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities Trust 2005-W3, Asset-Backed Pass-Through Certificates Series 2005-W3, by American Home Mortgage Servicing, Inc., as Attorney in Fact,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Rizwan Syed,

party of the second part.

(GRANTEE'S ADDRESS): 1930 South 1st Avenue, Maywood, IL 60153

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 10-36-100-018-1132

Address of Real Estate: 7061 North Kedzie Avenue, Suite #910, Chicago, IL 60645

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

City of Chicago
Dept. of Revenue
599071



Real Estate
Transfer
Stamp

\$735.00

3/31/2010 9:57

dr00191

Batch 916,647

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The _____, 20__

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its _____, the day and year first above written.



Tammy Ewing
Assistant Vice President

Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities Trust 2005-W3, Asset-Backed Pass-Through Certificates Series 2005-W3, by American Home Mortgage Servicing, Inc., as Attorney in Fact

STATE OF Texas

COUNTY OF Dallas


On Feb 12, 2010 before me, D. Michelle Trotter, personally appeared Tammy Ewing as VP of American Home Mortgage Servicing, Inc., as attorney in fact for

Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities Trust 2005-W3, Asset-Backed Pass-Through Certificates Series 2005-W3

who provided 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 
D. Michelle Trotter

IMPRESS SEAL HERE



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Rizwan Syed 7061 N Kedzie Ave #910 Chicago IL 60645
Send Tax Bills To: Rizwan Syed 7061 N. Kedzie #910 Chicago IL 60645

PREMIER TITLE
1360 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100


UNOFFICIAL COPY

Property

STATE TAX

STATE OF ILLINOIS

APR. -8.10



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000010667

REAL ESTATE TRANSFER TAX
0007000
FP 103043

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. -8.10



REVENUE STAMP

0000010544

REAL ESTATE TRANSFER TAX
0003500
FP 103046

Clerk's Office

UNOFFICIAL COPY

File No.: 2009-03781-PT

Commitment No.: 2009-03781-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

PARCEL 1: UNIT 9-10 IN WINSTON TOWERS NO. 3 CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBE REAL ESTATE:

TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5, TOGETHER WITH ALL THAT PART OF VACATED N. ALBANY AVE. LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE; TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET, TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20520335, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN A DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF LAND:

THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVENUE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.81 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.