

# UNOFFICIAL COPY

Doc#: 1023018092 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2010 03:39 PM Pg: 1 of 3

**VERIFY THAT THIS IS A TRUE AND  
F THE ORIGINAL DOCUMENT.**

**SPECIAL  
WARRANTY DEED**  
Illinois  
Statutory

**FIDELITY NATIONAL TITLE**

BY \_\_\_\_\_

*HC 635831*

Above Space Recorders data only

THE GRANTOR, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004 MASTR ASSET BACKED SECURITIES TRUST 2004-WMC1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-WMC1, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Roy Thomas and Soji Thomas, husband and wife ~~not~~ as joint tenants <sup>not</sup> or tenants in common <sup>not</sup> but as tenants by the entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See attached legal description

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 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.

**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 Index Number: 20-11-109-019-1025  
Property Address: 4938 S. Drexel Blvd, Suite #210, Chicago, IL 60615  
Loan No. 320782139

**BOX 15**

REAL ESTATE TRANSFER		06/11/2010
	CHICAGO:	\$716.25
	CTA:	\$286.50
	<b>TOTAL:</b>	<b>\$1,002.75</b>

20-11-109-019-1025 | 20100601600062 | D6VYBJ

REAL ESTATE TRANSFER		06/11/2010
	COOK:	\$47.75
	ILLINOIS:	\$95.50
	<b>TOTAL:</b>	<b>\$143.25</b>

20-11-109-019-1025 | 20100601600062 | ZDPUF2

*S*  
*P*  
*S*  
*SC*  
*INT*

# UNOFFICIAL COPY

THIS IS TO CERTIFY THAT THIS IS A TRUE AND  
EXACT COPY OF THE ORIGINAL DOCUMENT

FIDELITY NATIONAL TITLE

BY \_\_\_\_\_

Property of Cook County Clerk's Office

BOX 12

# UNOFFICIAL COPY

Dated this 05 day of May, 2010.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004 MASTR ASSET BACKED SECURITIES TRUST 2004-WMC1/MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-WMC1, BY BARCLAYS CAPITAL REAL ESTATE, INC., A DELAWARE CORPORATION D/B/A HOMEQ SERVICING AS ATTORNEY IN FACT

BY: Noriko Colston  
Assistant Secretary

State of California  
County of Sacramento

On MAY 05 2010 before me, K. MUNOZ 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 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



MUNICIPAL TRANSFER STAMP COUNTY/ILLINOIS TRANSFER STAMP (if required)

NAME & ADDRESS OF PREPARER:

Linda J. Herber  
Jaros Tittle O'Toole, Ltd.  
20 N. Clark St., Suite 510  
Chicago, Illinois 60602  
312-750-1000

Mail to:

~~Roy Thomas and Soji Thomas~~  
~~4938 S. Drexel Blvd, Suite #210~~  
~~Chicago, IL 60615~~

1102166)  
Hymon & Blair, PC  
1411 McHenry Rd, Ste 125  
Buffalo Grove, IL 60089

Name and Address of Taxpayer [See Above]:

Roy Thomas (1102166)  
7647 Suffield St.  
Morton Grove, IL 60053

# UNOFFICIAL COPY

\*\*\*PARCEL 1:  
 UNIT 210 IN MCGILL PARC CONDOMINIUM AS DELINEATED ON A SURVEY OF THE  
 FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 5 AND 6 IN TYLER'S  
 RESUBDIVISION OF THE NORTH HALF OF BLOCK 6 OF DREXEL AND SMITH'S  
 SUBDIVISION, ALSO THAT PART OF LOTS 1, 2, 3 AND THE NORTH 49.00 FEET OF LOT  
 4 AND PART OF THE NORTH AND SOUTH VACATED 20.00 FOOT ALLEY LYING WEST OF  
 AND ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOTS 1 TO 12 OF O.  
 CRONKHITE'S RESUBDIVISION OF LOTS 7 TO 18 INCLUSIVE IN TYLER AND  
 CRONKHITE'S RESUBDIVISION OF BLOCK 6 IN DREXEL AND SMITH'S SUBDIVISION OF  
 THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF  
 OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF  
 THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED  
 AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 5 IN TYLER'S  
 RESUBDIVISION AFORESAID, BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT;  
 THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF  
 SAID TRACT, 119.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES  
 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE,  
 141.43 FEET; THENCE NORTH 35 DEGREES 32 MINUTES 12 SECONDS WEST, 16.47  
 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 68.91 FEET; THENCE  
 NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST  
 DESCRIBED LINE, 49.00 FEET TO THE WEST LINE OF LOT 5 AFORESAID, AT A POINT  
 37.40 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER  
 THEREOF; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST  
 LINE OF LOTS 5 AND 6 AFORESAID, 62.58 FEET TO THE NORTHWEST CORNER OF LOT 1  
 IN THE AFORESAID RESUBDIVISION OF LOTS 1 TO 12; THENCE NORTH 89 DEGREES 55  
 MINUTES 25 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF  
 SAID LOT 1, A DISTANCE OF 20.00 FEET TO THE WEST LINE OF THE AFORESAID  
 NORTH AND SOUTH VACATED 20.00 FOOT ALLEY; THENCE SOUTH 0 DEGREES 00 MINUTES  
 00 SECONDS WEST, ALONG SAID WEST LINE, 108.98 FEET TO THE CENTERLINE OF THE  
 EAST AND WEST 20.00 FOOT ALLEY (WHICH LIES SOUTH OF AND ADJOINING LOTS 17  
 TO 20 IN THE AFORESAID RESUBDIVISION OF LOTS 1 TO 12); THENCE SOUTH 89  
 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED CENTERLINE,  
 10.00 FEET TO THE CENTERLINE OF THE AFORESAID NORTH AND SOUTH VACATED 20.00  
 FOOT ALLEY; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE  
 LAST DESCRIBED CENTERLINE, 22.58 FEET TO A POINT 67.40 FEET (AS MEASURED  
 ALONG THE WEST LINE OF THE AFORESAID TRACT) NORTH OF THE SOUTHWEST CORNER  
 OF SAID TRACT; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 64.00  
 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 31.22 FEET; THENCE  
 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 146.00 FEET TO THE EAST LINE  
 OF THE AFORESAID TRACT; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST,  
 ALONG THE EAST LINE OF SAID TRACT, 80.59 FEET TO THE POINT OF BEGINNING,  
 ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE  
 DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER  
 OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 16, 2001 AS DOCUMENT NUMBER  
 0011083314 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
 ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND  
 MAINTENANCE, REPAIR, REPLACEMENT OR RECONSTRUCTION OF UTILITIES AS  
 ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
 EASEMENTS RECORDED NOVEMBER 1, 2001 AS DOCUMENT NUMBER 0011027415.\*\*\*