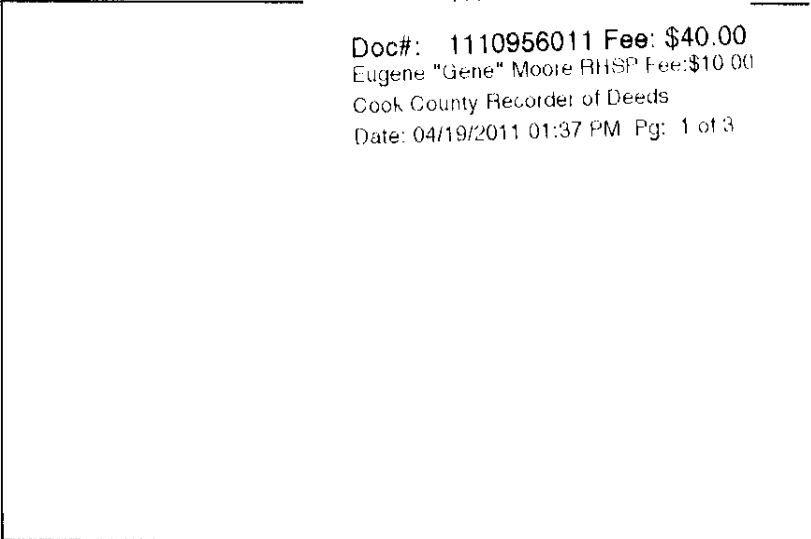




**SPECIAL WARRANTY DEED
Statutory (Illinois)**

Doc#: 1110956011 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2011 01:37 PM Pg: 1 of 3



Above Space for Recorder's use only

THIS AGREEMENT, made this 27th day of December, 2010, between Wells Fargo Bank, NA as Trustee for Riverview HECM-2007-2, a corporation created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, a party of the first part, Sun River Properties, Inc. with a mailing address of 23045 Sun River Drive, Frankfort, IL 60423, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Forty Thousand Dollars and no/100 (\$40,000.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to her 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:

North twelve and one half (12 ½) feet of Lot Ten, Lot Eleven (except the north seventy-four (74) feet and nine and one half (9 ½) inches thereof) in Block Three (3), in Pitner's Subdivision of the south west quarter (¼) of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian.

Being the same premises conveyed to Wells Fargo Bank, NA as Trustee for Riverview HECM 2007-2 by Warranty Deed in Lieu of Foreclosure dated April 7, 2010 and recorded April 30, 2010 with the Cook County Registry of Deeds as Document No. 1012022096 (CHAIN OF TITLE: Being the same premises conveyed to Annie D. Ferguson by Deed dated September 13, 1993 and recorded September 23, 1993 with the Cook County Registry of Deeds as Document No. 93-761627.

Property Address: 7519 S. Indiana Avenue, Chicago, IL 60619

UNOFFICIAL COPY

Tax ID#: 20-27-303-006-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 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 party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her 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 DEFEND, subject to:

Permanent Real Estate Number(s): 20-27-303-006-0000

Address(es) of real estate: 7519 South Indiana Ave, Chicago, IL 60619

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 27th day of December, 2010.

Wells Fargo Bank, NA as Trustee for Riverview HECM-2007-2 by its Attorney in Fact Reverse Mortgage Solutions, Inc.

IMPRESS
CORPORATE SEAL
HERE

By: [Signature]
Darren White, Vice President

Attest: [Signature]
Secretary

State of Texas, County of Harris ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

IMPRESS
NOTARIAL SEAL
HERE

Darren white personally known to me to be the
VP president of the corporation, and personally known to
to be the same persons whose names are subscribed to the foregoing

instrument, appeared before me this day in person and severally acknowledged that as

UNOFFICIAL COPY

such Yice President, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

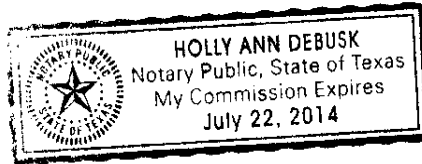
Given under my hand and official seal, this 27th day of December, 2010

Commission expires 7-22-14 20__

Hollyann Debusk

NOTARY PUBLIC

Return D:
THIS INSTRUMENT PREPARED BY:
Liberty Title & Escrow Company
1575 South County Trail
East Greenwich, RI 02818



MAIL TO & SEND TAX BILLS TO:
Sun River Properties, Inc.
23045 Sun River Drive
Frankfort, IL 60423

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago
Dept. of Revenue
610628

4/7/2011 9:50
dr00370



Real Estate
Transfer
Stamp
\$420.00

Batch 2,671,032

