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GEORGE E. COLE®  
LEGAL FORMS

NO. 503  
November 1994



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

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Doc#: 0503102152  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/31/2005 09:13 AM Pg: 1 of 2

THIS AGREEMENT, made this 10<sup>th</sup> day of DECEMBER,  
~~19~~ 2004, between \_\_\_\_\_

JP Morgan Chase Bank, as Trustee, by Residential Funding Corp.  
as Attorney in Fact under a limited power of attorney recorded as  
document #95091746

a corporation created and existing under and by virtue of the laws of the  
State of Illinois and duly authorized to transact business  
in the State of Illinois, party of the first part, and  
Daniel Bekavac, Jr. AND MARK KODOWSKI AS JOINT TENANTS  
8325 Newland Avenue, Burbank, Illinois 60659 AND NOT TENANTS IN  
COMMON.

(Name and Address of Grantee)  
party of the second part, WITNESSETH, that the party of the first part, for  
and in consideration of the sum of \_\_\_\_\_  
Dollars and other good and valuable consideration 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 party of the second part, 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 18 AND THE NORTH HALF OF LOT 19 IN BLOCK 17 IN SHELDON HEIGHTS, A SUBDIVISION  
IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 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 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, his 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, his 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 incumbered 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): 25-21-123-028

Address(es) of real estate: 11344 South Stewart Avenue, Chicago, Illinois 60628

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 A.V. President, and attested by its ASST Secretary, the day and year first above written.

JP Morgan Chase Bank, as Trustee, by Residential Funding Corp. as Attorney  
in Fact under a limited power of Attorney recorded as document #95091746

(Name of Corporation)

Sharmel Dawson-Tyau

By [Signature]  
President

Attest: [Signature]  
Secretary

Erin E. Hayes

This instrument was prepared by Patrick Carey, 2630 Flossmoor Rd., Suite 201, Flossmoor, IL 60422  
(Name and Address)

FIRST AMERICAN TITLE  
ORDER # 835245  
10/10/04

*2hc*

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MAIL TO: Daniel S. Bekavac, Jr.  
 (Name)  
8325 S. Newland Ave  
 (Address)  
Burbank, IL 60659  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

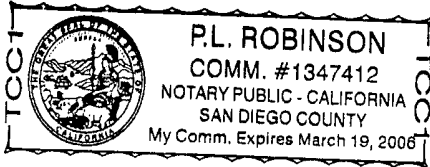
Daniel Bekavac, Jr.  
 (Name)  
8325 Newland Ave.  
 (Address)  
Burbank, IL 60659  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF CALIFORNIA  
 COUNTY OF SAN DIEGO } ss.

I, P.L. Robinson a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sharmel Dawson-Iyau  
 personally known to me to be the A.V. President of RFC  
 a N.Y. corporation, and Erin E. Hayes, personally known to me to be the  
Asst. Secretary of said corporation, and personally known to me 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 such A.V. President and Asst. Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of Directors of said corporation 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 10 day of Dec 2004  
P.L. Robinson  
 Notary Public

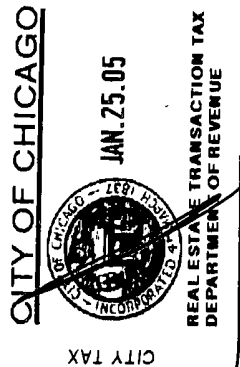
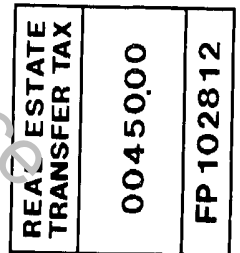
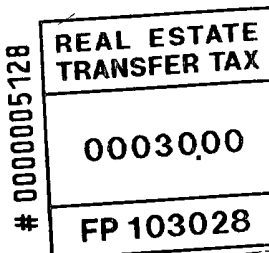
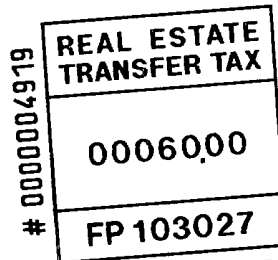
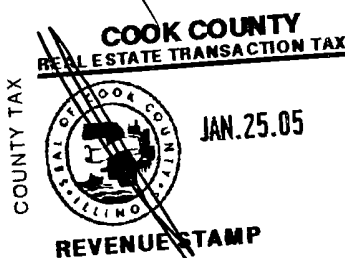
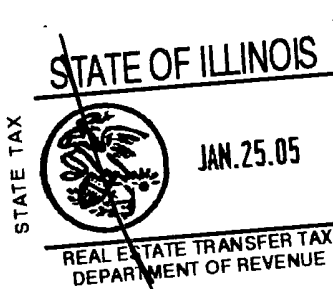


Commission expires \_\_\_\_\_

Box

**SPECIAL WARRANTY DEED**

**Corporation to Individual**



**GEORGE E. COLE LEGAL FORMS**