

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 0904018052 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2009 03:22 PM Pg: 1 of 2

MAIL TAX BILL TO:

Tamarah Lester
6646 S. Hartwell Av
Chicago IL 60637

MAIL RECORDED DEED TO:

Tamarah Lester
6646 S. Hartwell Av
Chicago IL 60637

CODILIS 14-08-00376 2084

SPECIAL WARRANTY DEED

THE GRANTOR, The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C, a corporation organized and existing under the laws of the State of New Jersey, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in full paid, GRANTS, CONVEYS AND SELLS Tamarah E. Deavens Lester, 6646 S. Hartwell Chicago, IL 60637-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 125 IN SHARPSHOOTERS PARK, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED NOVEMBER 5, 1883 AS DOCUMENT 505876 IN BOOK 18 OF PLATS PAGE 42, IN COOK COUNTY, ILLINOIS.

25-21-317-015
740 W. 117th Place, Chicago, IL 60628

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 20 Day of January 20 09

2/9

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Special Warranty Deed - Continued

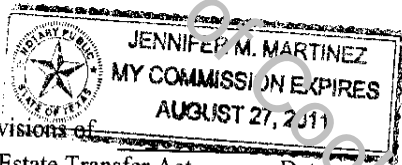
The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C

By J. Lynn Burrow J. LYNN BURROW
ASSISTANT VICE PRESIDENT
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TX)
COUNTY OF Harris) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C, by J. LYNN BURROW, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 Day of Jan 2009



J. Lynn Burrow
Notary Public
My commission expires: _____

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
572628 \$252.00
02/09/2009 14:09 Batch 05332 25



STATE TAX

STATE OF ILLINOIS

FEB.-9.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039786

REAL ESTATE TRANSFER TAX
0002400
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB.-9.09

REVENUE STAMP

0000052064

REAL ESTATE TRANSFER TAX
0001200
FP 103042