

# UNOFFICIAL COPY



Doc#: 0904122108 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/10/2009 03:18 PM Pg: 1 of 3

MAIL DEEDS TO

Ted Kowalczyk Esq.  
6052 West 63rd St  
Chicago, IL  
60638-4342

10009 10-1432  
(1071)

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 20 day of January, 2009, between JPMC SPECIALTY MORTGAGE, LLC, F/K/AWM SPECIALTY MORTGAGE, L.L.C., WITHOUT RECOURSE, ASSIGNEE OF ARGENT MORTGAGE COMPANY, L.L.C., duly authorized to transact business in the State of Illinois, party of the first part, and PALUCH CONSTRUCTION, INC., party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars 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 16 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together will 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, its 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, its 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:

General real estate taxes for 2008 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 20-35-230-015-0000

3  
1  
2

X

# UNOFFICIAL COPY

Address(s) of Real Estate: 8257 South Blackstone 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 Asst. Vice President, and attested by its Vice President Secretary, the day and year first above written.

JPMC SPECIALTY MORTGAGE, LLC, F/K/AWM SPECIALTY MORTGAGE, L.L.C., WITHOUT RECOURSE, ASSIGNEE OF ARGENT MORTGAGE COMPANY, L.L.C.

By [Signature]  
President

Bob Surra  
AVP REO Manager

Attest: [Signature]  
Adria Brennan  
VP, REO Manager

Property of Cook County Notary Public's Office

STATE OF TX )

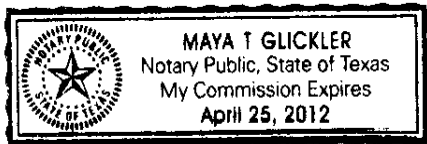
COUNTY OF Dallas )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bob Surra personally known to me to be the Asst. Vice President of JPMC Specialty Mortgage LLC, a(n) \_\_\_\_\_ corporation, and Adria Brennan, personally known to me to be the Vice President 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 Asst. Vice President and Vice President Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed hereto, 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 22 day of January, 2009.

[Signature]  
Notary Public

Commission expires 04/2012



This instrument was prepared by: Attorney Donald C. Marcum  
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 892-2323 ext. 234

# UNOFFICIAL COPY

Wheatland Title Guaranty  
 105 W. Veterans Pkwy  
 Yorkville, IL 60560

Send Subsequent Tax Bills to:

PALUCH CONSTRUCTION, INC.  
 8620. S. MAINS FIELD  
 BURBANK IL 60459

Property of Cook County Clerk's Office

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 572742 \$850.50  
 02/10/2009 14:22 Patch 07220 84



**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
 COUNTY TAX  
 FEB. 10. 09  
 # 000052158  
**REAL ESTATE TRANSFER TAX**  
 0004050  
 FP 103042

**STATE OF ILLINOIS**  
 STATE TAX  
 FEB. 10. 09  
 # 000039879  
**REAL ESTATE TRANSFER TAX**  
 0008100  
 FP 103037