

# UNOFFICIAL COPY

**SPECIAL WARRANTY  
DEED  
SOLE OWNER**



Doc#: 0905847008 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/27/2009 08:54 AM Pg: 1 of 3

**THE GRANTOR(S), JP  
MORGAN CHASE BANK,  
NATIONAL**

**ASSOCIATION**, a National  
Banking Association  
organized under the laws of  
the United States of America  
of the City of Jacksonville,  
County of Duval and State of  
Illinois, for and in

consideration of Twenty-Nine Thousand Nine Hundred Dollars (\$29,900.00), Loan Number  
3013642842, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS  
to **ARMANDO GUZMAN**, a single person, as **SOLE OWNER**, of the City of Chicago, County of  
Cook and State of Illinois, the following described Real Estate situated in the County of Cook, in the  
State of Illinois, to wit:

All that certain parcel of land situated in Cook County, State of Illinois, being known and designated as  
Lot 35 in Block 1 in Cobe and McKinnon's 49th and Western Avenue Subdivision of the Southeast 1/4  
and the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 38 North, Range 13, East of the  
Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 5727 South Artesian Avenue, Chicago, Illinois 60629-1017

PARCEL NO.: 19-13-219-010

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under  
and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all appurtenances and improvements

Seller makes no representations or warranties, of any kind or nature whatsoever, whether  
expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

TO HAVE AND TO HOLD the above granted premises unto the said Grantee as **SOLE  
OWNER**.


**SUBJECT TO:** A) Covenants, Conditions, and Restrictions of Record; B) Private, Public, and  
Utility Easements, Roads, and Highways, if any; C) General Taxes for the year 2008 and subsequent  
years; and D) Zoning and Building Restrictions, hereby releasing and waiving all rights under and by  
virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said  
premises as **SOLE OWNER** forever.

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Property of Cook County Clerk's Office

STATE TAX

**STATE OF ILLINOIS**



FEB. 27. 09


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003132

REAL ESTATE TRANSFER TAX
0003000
FP 103044

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



FEB. 27. 09

REVENUE STAMP

# 0000003061

REAL ESTATE TRANSFER TAX
0001500
FP 103039

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant and attested by its notary this 9 day of Jan., 2009. Treasurer

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

[Signature]  
**LORRE LETTMAN**, Assistant Treasurer (Title)

ATTEST:

[Signature]  
Devon D. Mischler Notary (Title)

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
570886 \$315.00  
01/13/2009 15:34 Batch 08196 75

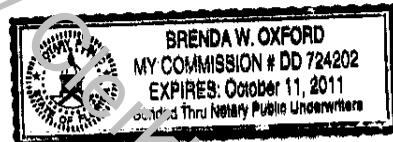


STATE OF FLORIDA )  
COUNTY OF DUVAL ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** LORRE LETTMAN Asst Treasurer of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION and attested by, Devon D Mischler of said association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such and appeared respectively before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said association.

Given under my hand and Notarial seal this 9 day of Jan, 2009.

By: Brenda Oxford  
Notary Public Brenda Oxford  
FLORIDA



Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: 10-11-2011

Future Taxes to: Armando Guzman Return this document to: 1-108520  
2417 West Polk Service Link  
Chicago, Illinois 60612 4000 Industrial Boulevard  
Aliquippa, PA 15001

This instrument was prepared without advice or counsel by: Association Law Office, Kristi Vetri, Attorney at Law, 5005 West Main Street, Belleville, Illinois 62226

Address of Property: 5727 South Artesian Avenue, Chicago, Illinois 60629-1017 SL# 1708520