

UNOFFICIAL COPY



Doc#: 0906218054 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2009 11:55 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 20th day of January, 2009, between JPMC SPECIALTY MORTGAGE, LLC, F/K/A WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, duly authorized to transact business in the State of Illinois, party of the first part, and MARIA GUARDADO ~~AND CRISTINA MERAZ~~, parties 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 parties 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 parties of the second part, and to their 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:

*as * tenants in common * a single woman and Cristina Meraz, a married woman*
LOT 34 IN FRANK DELUGACH'S STEVEN'S ACRES, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 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 parties of the second part, their 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 parties of the second part, their 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 2007 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): 23-12-307-016-0000

Address(s) of Real Estate: 7906 West 102nd Street Palos Hills, IL 60465

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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/A WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

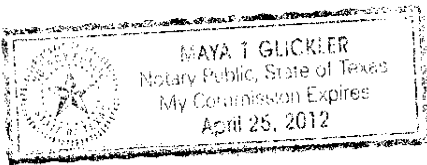
By [Signature]
 Asst. Vice President Bob Suhre
AVP REO Manager

Attest: [Signature]
 Adria Brennan
 VP, REO Manager

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 Suhre personally known to me to be the Asst. Vice President of JPMC Specialty Mortgage, LLC, a(n) (1) 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 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 20 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 60538 (630) 892-2323, ext. 234

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Mail to:

Send Subsequent Tax Bills to:

Wheatland Title Guaranty

~~JOHN SOCHA AND~~ CRISTINA MERAZ

105 W. Veterans Pkwy

7906 W. 102nd Street

Yorkville, IL 60560


Palos Hills, IL 60465

H608018374 (12)

Property of COOK County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR. -3.09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000040343

REAL ESTATE TRANSFER TAX
00238.50
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. -3.09

REVENUE STAMP

0000052595

REAL ESTATE TRANSFER TAX
00119.25
FP 103042