



Doc#: 0908341020 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2009 10:09 AM Pg: 1 of 2

② World Title Guaranty Co.  
880 N. York Road  
Elmhurst, IL 60126  
08072567

THE GRANTOR, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, C/O EDELHEIT & ASSOCIATES, P.C., 25 BRAINTREE HILL PARK, SUITE 404, BRAINTREE, MA 01284, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS, SELL AND CONVEY UNTO THE GRANTEE, **FRESH START DEVELOPMENT, LLC**, 1034 SOUTH GREENWOOD AVENUE, MAYWOOD, ILLINOIS 60153, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF **COOK**, IN THE STATE OF **ILLINOIS**, TO WIT:

**LOT 13 (EXCEPT THE NORTH 16 FEET THEREOF) IN BLOCK 1 IN BUTLER, CUMMINGS AND SCULLY'S SUBDIVISION OF PART OF MUNSON'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

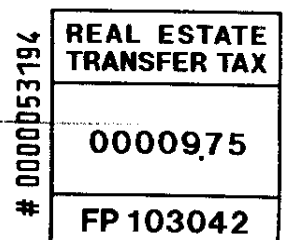
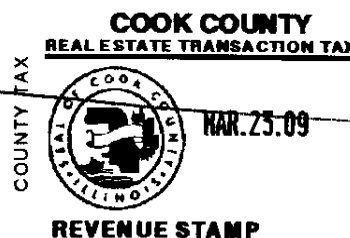
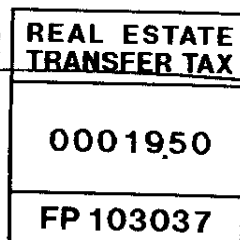
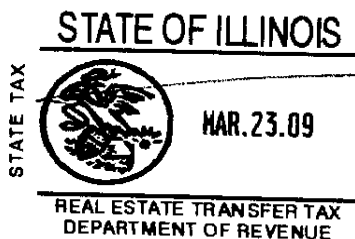
COMMONLY KNOWN AS: **4016 WEST LEXINGTON AVENUE, CHICAGO, ILLINOIS 60624**

PERMANENT REAL ESTATE TAX PARCEL NO: **16-15-412-043-0000**

TO HAVE AND TO HOLD THE PREMISES AFORESAID WITH ALL AND SINGULAR, THE RIGHTS, PRIVILEGES, APPURTENANCES AND IMMUNITIES THERETO BELONGING OR IN ANY WISE APPERTAINING UNTO THE SAID GRANTEE AND UNTO GRANTEE'S, SUCCESSORS AND ASSIGNS FOREVER, THE SAID GRANTOR HEREBY COVENANTING THAT THE PREMISES ARE FREE AND CLEAR FROM ANY ENCUMBRANCE DONE OR SUFFERED BY GRANTOR; AND THAT THE GRANTOR WILL WARRANT AND DEFEND THE TITLE TO SAID PREMISES UNTO THE SAID GRANTEE AND UNTO GRANTEE'S SUCCESSORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS CLAIMING BY, UNDER OR THROUGH GRANTOR, **SUBJECT TO:**

*Second Installment Real Estate Taxes for 2008 and subsequent years; provisions, conditions, restrictions, options and easements of record.*

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
575024 \$204.75  
03/23/2009 10:55 Batch 07246 39



## UNOFFICIAL COPY

IN WITNESS WHEREOF, THE SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THIS SPECIAL WARRANTY DEED BY THE Vice President OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK.

18th DAY OF February, 2009.

SIGNED, ACKNOWLEDGED AND DELIVERED IN THE PRESENCE OF:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

BY: Victoria Gamm

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF DUVAL )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Victoria Gamm, PERSONALLY KNOWN TO ME TO BE THE VICE PRESIDENT OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK AND PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH Vice President, SIGNED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND THIS 18 DAY OF Feb, 2009



STACY L. MILLER  
MY COMMISSION # DD 621922  
EXPIRES: January 21, 2011  
Bonded Thru Budget Notary Services

Stacy L. Miller  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Prepared by: ELLINA KHOTIMLANSKY

For: WASHINGTON MUTUAL BANK, 7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256

After recording return to: FRESH START DEVELOPMENT, LLC

Mail Tax Bill to: FRESH START DEVELOPMENT, LLC

} 1034 S. Greenwood Ave.  
} Maywood, IL 60153