

UNOFFICIAL COPY



Doc#: 0925904122 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/16/2009 11:00 AM Pg: 1 of 4

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording

Mail To:

Forum Title Insurance Company
33 W. Monroe Street; Suite 1150
Chicago, IL 60603
312-924-7355



10
4

UNOFFICIAL COPY**SPECIAL WARRANTY DEED****Mail to:**

Ted Kowalczyk
6065 W 63rd St
Chicago, IL. 60638

Grantees Address and**Send subsequent****tax bills to:**

Demir & Sadula Demirovski
5315 S 73rd Ave
Summit, IL. 60501

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		SEP. 14. 09	00090.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037
COOK COUNTY		REAL ESTATE TRANSACTION TAX	
COUNTY TAX		SEP. 14. 09	00045.00
	REVENUE STAMP		FP 103042

0000046558
0000058000

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 23rd day of August, 2009, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-A3, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and DEMIR DEMIROVSKI, a unmarried man, and SADULA DEMIROVSKI, a unmarried man, as Joint Tenants, party of the second part*. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 19-34-307-037-0000 and 19-34-307-026-0000
ADDRESS(ES): 8524 SOUTH KNOX AVENUE, CHICAGO, IL 60652

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Vice President, (Name) John Lattariga, and attested to by its (Office) A.V.P., (Name) Therese C. Smycek, the day and year first above written.

BY: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-A3 BY CHASE HOME FINANCE, LLC AS ATTORNEY-IN-FACT;

By: John Lattariga Attest: Therese C. Smycek

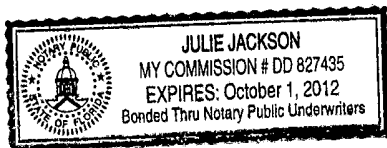
State of Florida)
Broward) SS.
County of Jefferson)

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
588880 \$945.00
09/10/2009 11:48 Batch 06269 25



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Lattariga, Vice President, personally known to me to be a of CHASE HOME FINANCE, LLC and Therese C. Smycek, A.V.P., personally known to me to be a of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of August, 2009.



Julie Jackson
Notary Public

My commission expires on October 1, 2012.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

*(Strike the paragraphs that do not apply)

1. As TENANTS IN COMMON,
2. Not as TENANTS IN COMMON but as JOINT TENANTS
3. Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY

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LEGAL DESCRIPTION

PARCEL 1:

LOT 3 (EXCEPT THE SOUTH 118 1/2 FEET THEREOF) IN BLOCK 30 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S DIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE 129 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AS LIES IN SAID LOT 3), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 27 AND THE SOUTH 2 FEET OF LOT 28 IN J.T. AHERN'S RESUBDIVISION OF LOTS 1 TO 4 IN BLOCK 4, LOTS 3 AND 5 IN BLOCK 29 AND LOTS 1, 2, 4 AND 5 IN BLOCK 30 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S DIVISION OF SECTION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 AS LIES IN SAID LOT 3), IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 19-34-307-037-0000 and 19-34-307-026-0000

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