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1009116050
Doc#: 1009116050 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2010 03:28 PM Pg: 1 of 3

Property of Cook County Clerk's Office

COVER SHEET

PAGES 14
4900

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SPECIAL WARRANTY DEED

This Agreement, made this 10 day of March, 2010, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a corporation created and existing under and by virtue of the laws of the State of FL, and duly authorized to transact business in the State of Illinois, party of the first part, and

Jaime Zarate & Nolberto Casas, 6330 S. LaCrosse Ave., Chicago, IL 60638
party of the second part,

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Lot 149 in J.F. Triska's Subdivision of the West 22 acres of the East 33 acres of the South 42 1/2 acres of the West 1/2 of the Southwest 1/4 of the Section 12, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County Illinois.

Permanent Index Number(s): 19-12-327-007-0000

Commonly Known As: 3041 W 54th Pl, Chicago, IL 60632

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/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 party of the second part. His/her/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 encumbered or charged, except as herein recited.

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

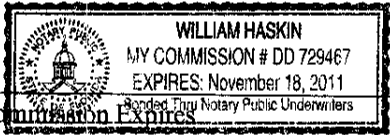
By: Brenda Oxford
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION **BRENDA OXFORD** Vice President

State of FLORIDA)
County of DUVAL) SS.

I, WILLIAM HASKIN, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BRENDA OXFORD personally known to me to be the Authorized Representative of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a 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 Authorized Representative, 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 10 day of March, 2010.

William Haskin
Notary Public

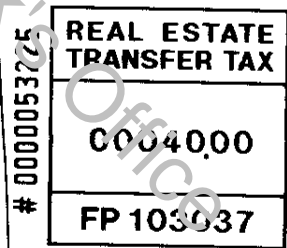
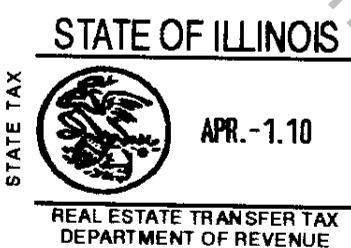


City of Chicago
Dept. of Revenue
599165
4/1/2010-12:15
dr00347



Real Estate
Transfer
Stamp
\$420.00
Batch 924,049

This instrument Prepared by:
Potestivo & Associates, P.C.
134 N. LaSalle, Ste. 1110
Chicago, IL 60602
Neil Naruk
Mail to:
Jaime Zarate
Nolberto Casas
6330 S. LaCrosse Ave.
Chicago, IL 60638



SEND SUBSEQUENT TAX BILLS TO:
Nolberto Casas
4355 S. Archer
Chicago IL 60632

