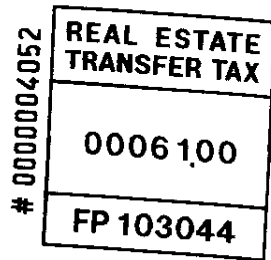
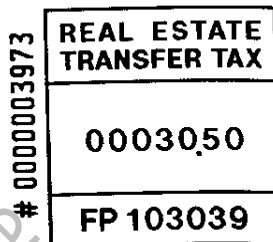
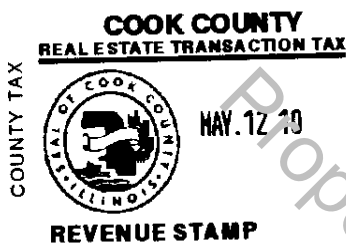


# UNOFFICIAL COPY



Doc#: 1013247101 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/12/2010 11:18 AM Pg: 1 of 3



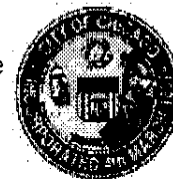
Commitment Number: 2172997  
Seller's Loan Number: 0691265284

This instrument prepared by Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,  
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-  
9605

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

City of Chicago  
Dept. of Revenue  
600042  
4/26/2010 12:07  
dr00764



Real Estate  
Transfer  
Stamp  
\$640.50  
Batch 1,025,282

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
20-04-306-005-0000

## SPECIAL/LIMITED WARRANTY DEED

JPMC Specialty Mortgage, LLC, whose mailing address is 7301 Baymeadows Way, 2nd Floor,  
Jacksonville, FL 32256, Mail Code: FL5-7317, hereinafter grantor, for \$61,000.00 (Sixty-One  
Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to  
Chun H. Chan and Sue Ng Chan, hereinafter grantees, whose tax mailing address is 2940 S Poplar  
Ave Chicago, IL 60608, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois more particularly  
described as follows: All that parcel of land in City of Chicago, Cook County, State of Illinois,  
as more fully described in Deed Doc # 95058158, ID# 20-04-306-005-0000, being known and  
designated as Lot 16 in Block 4 in Louis Hentz' Subdivision of 24 acres East of and adjoining  
the West 10 acres of the North Half of the North Half of the Southwest Quarter of Section 4,  
Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.  
Tax/Parcel ID: 20-04-306-005  
Property Address is: 649 W 43RD PLACE CHICAGO IL 60609-3430

# UNOFFICIAL COPY

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1001516040** recorded 1-18-10

Property of Cook County Clerk's Office

## UNOFFICIAL COPY

Executed by the undersigned on May 4, 2010:

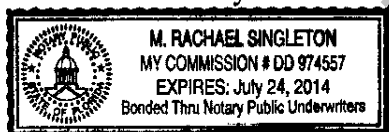
[Signature]  
JPMC Specialty Mortgage, LLC

By: Glenn Rusty Smallwood

Its: Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on May 4, 2010 by Glenn Rusty Smallwood its Vice President on behalf of JPMC Specialty Mortgage, LLC, who is personally known to me or has produced known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public M. Rachael Singleton  
My Comm. Exp. 7-24-2014

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

Buyer, Seller or Representative

Mail tax statements to:  
Chun H Chan and Sue Ng Chan  
2940 S Poplar Ave  
Chicago IL 60608