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FIRST AMERICAN TITLE SPECIAL WARRANTY DEED

ORDER # 1888097 (Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this 10 day of May 2010, between JPMC SPECIALTY MORTGAGE F/K/A WM SPECIALTY MORTGAGE LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and CHAIM KOHANCHI



Doc#: 1016535051 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2010 10:51 AM Pg: 1 of 4

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to his 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:

THE SOUTH 20 FEET OF THE NORTH 25 FEET OF LOT 68 IN REINBERG'S NORTH CHANNEL SUBDIVISION NO. 2 IN THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINIOS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, 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 GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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.

Permanent Real Estate Numbers: 10-36-312-059-0000

Address of the Real Estate: 6545 N. KEDZIE AVE., CHICAGO, IL 60645

4/11/10
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STATE OF ILLINOIS
 JUN. -4. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

STATE TAX

2069000000 #

REAL ESTATE TRANSFER TAX
0011800
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN. -4. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

COUNTY TAX

2069000000 #

REAL ESTATE TRANSFER TAX
0005900
FP 103028

CITY OF CHICAGO
 JUN. -4. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

CITY TAX

REAL ESTATE TRANSFER TAX
0123900
FP 102812

0000016898

PROPERTY OF Cook County Clerk's Office

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its _____, and, if applicable, to be attested by its _____, the day and year first above written.



JPMC SPECIALTY MORTGAGE, F/K/A WM SPECIALTY MORTGAGE LLC

By Linda Rice Linda Rice, Asst. Vice President

Attest: Robin Priddy Robin Priddy, REO Closer

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

Mail deed & TAX Bills to:
Chaina Kohanchi, 2701 N Kildare
Chicago IL 60639

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ACKNOWLEDGMENT

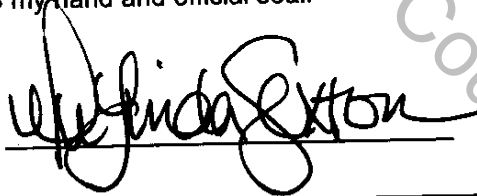
State of California
County of San Diego

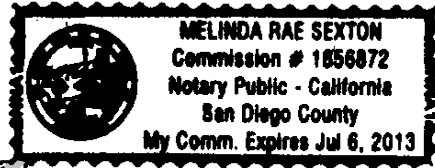
On 5.10.10 before me, Melinda Rae Sexton, Notary Public
(insert name and title of the officer)

personally appeared Linda Rice, Asst. Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



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