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SPECIAL WARRANTY DEED

649077 (Corporation to Individual)
TILLY TIME (Illinois)



Doc#: 1018349010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2010 08:57 AM Pg: 1 of 3

THIS AGREEMENT, made this ___ day of May, 2010, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC1, WHO ACQUIRED TITLE AS NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC1, a national banking association 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, as GRANTOR, and RANLAN PROPERTIES, LLC an Illinois Limited Liability Company.
(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 its 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:

LOT 15 IN JANURA'S SUBDIVISION OF BLOCK 72 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto 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), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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: 16-19-400-022-0000
Address of the Real Estate: 1618 S EUCLID AVE., BERWYN, IL 60402

Shed 6/24/10
Cook County Collections Dept
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.

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



U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC1, WHO ACQUIRED TITLE AS NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC1

By JPMorgan Chase Bank National Association, as Attorney in Fact

By Deborah Sarot

Deborah Sarot
Asst. Vice President

Attest: Jose Aguilera

Jose Aguilera
REO Closer

STATE OF See Attachment)

COUNTY OF _____)

On _____, before me, _____ Notary Public, personally appeared _____ and _____, 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 _____ that the foregoing paragraph is true & correct.

Given under my hand and official seal, this _____ day of May, 2010.

Notary Public

Commission Expires _____

MAIL TO:

Jeffrey M. Hayes
111 W. Maple Ave. #A
Mundelein, IL 60060

SEND SUBSEQUENT TAX BILLS TO:

Ranjan Properties LLC
P.O. Box 1546
Warrenville, IL 60555

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ACKNOWLEDGMENT

State of California
County of San Diego

On 3-19-10 before me, R. Fregoso, Notary Public
(insert name and title of the officer)

Deborah Sarot
Asst. Vice President
personally appeared _____

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 [Handwritten Signature] (Seal)



STATE TAX

STATE OF ILLINOIS



JUL.-1.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000011575

REAL ESTATE TRANSFER TAX
0011250
FP 103043

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL.-1.10

REVENUE STAMP

0000011575

REAL ESTATE TRANSFER TAX
0005625
FP 103046