

UNOFFICIAL COPY



Doc#: 1018329017 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/02/2010 10:39 AM Pg: 1 of 3

Property of Cook County Clerk's Office

# COVER SHEET

Parks Title LLC 1655D

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## SPECIAL WARRANTY DEED

This Agreement, made this 17<sup>th</sup> day of June, 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

**Cecia Hernandez Trust dated June 12, 2010, Cecia Hernandez as Trustee, 2306 N. Menard, Chicago, IL 60639**  
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 30 in Block 3 in Grand Avenue Subdivision, being a subdivision of Blocks 2, 3 and 4 in the Commissioner's Subdivision of that part of the East 1/2 of the Northeast 1/4 of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, lying North of the center line of Grand Avenue, in Cook County, Illinois.**

**Permanent Index Number(s): 13-32-204-043-0000**

**Commonly Known As: 2304 N Mango Ave, Chicago, IL 60639**

**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 hereditaments 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 hereditaments 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, Sarah K Arnold, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Oxford VP, 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 17th day of June, 2010.

*Sarah K Arnold*  
Notary Public



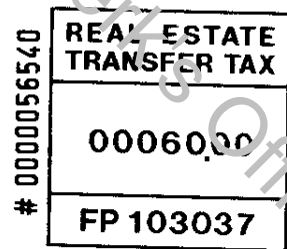
2/2/13  
My Commission Expires

City of Chicago  
Dept. of Revenue  
602714  
7/2/2010 10:21  
df00347



Real Estate  
Transfer  
Stamp  
\$630.00  
Batch 1,416,846

This instrument Prepared by:  
Potestivo & Associates, P.C.  
134 N. LaSalle, Ste. 1110  
Chicago, IL 60602  
Neil Nant



Mail to:  
**Cecia Hernandez Trust dated June 12, 2010, Cecia Hernandez as Trustee**  
2306 N. Menard  
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:  
Cecia HERNANDEZ TRUST  
2304 N. Menard  
Chicago IL 60639

