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Doc#: 1022811100 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2010 12:20 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

Prepared by:

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

FIRST AMERICAN TITLE

FILE # 2079019 1082

THIS INDENTURE, made on the 15 day of July 2010, by and between

U.S. Bank National Association, as Trustee of the Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-BC3, hereinafter referred to as grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and M & A Builders^{*}, 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, M & A Builders^{**} and its ~~heirs~~ ^{SUCCESSORS} and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

LOT 16. EXCEPT THE NORTH 33 FEET AND LOT 15. EXCEPT THE SOUTH 34 FEET THEREOF. AND BLOCK ONE IN LEE BROTHERS ADDITION TO PARK MANOR, A SUBDIVISION ON OF THE SOUTHWEST QUARTER. OF THE NORTHWEST QUARTER. OF THE NORTHEAST QUARTER. OF SECTION 27. TOWNSHIP 38 NORTH. RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY. ILLINOIS.

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, M & A Builders^{**}, its ~~heirs~~ ^{SUCCESSORS} and assigns forever.

And the party of the first part, for itself, and its ~~heirs~~ ^{SUCCESSORS} successors, does covenant, promise and agree, to and with the party of the second part, M & A Builders, its ~~heirs~~ ^{SUCCESSORS} 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 20-27-209-014-0000

Address of the Real Estate: 7245 S. Vernon Ave.
Chicago, IL 60619

Asset 24149023

* AND REMODELING, INC., AN ILLINOIS CORPORATION,
** AND REMODELING, INC.

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

AUG. 11. 10

STATE TAX

FP 103027

00066.00

527800000 #

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

AUG. 11. 10

REVENUE STAMP

FP 103028

00033.00

537800000 #

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

AUG. 11. 10

CITY TAX

FP 102812

00693.00

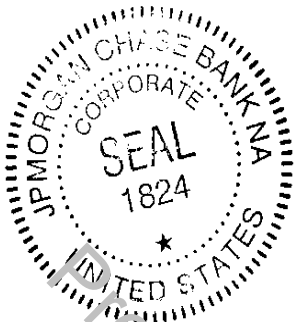
598010000 #

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.



**By JPMorgan Chase Bank, N.A.
As Attorney-in-Fact**

**U.S. Bank National Association, as Trustee of the
Structured Asset Securities Corporation Mortgage
Loan Trust, Mortgage Pass-Through Certificates,
Series 2007-BC3**

Linda Rice

By: Linda Rice
Its: Asst. Vice President

STATE OF _____
_____ COUNTY

On this date, before me personally appeared _____,
_____, pursuant to a delegation of authority, to me known to be the person
who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the
same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
_____ aforesaid, this ____ day of _____, 2010.

See Attachment
Notary Public

My term Expires: _____

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

M&A BUILDERS AND REMODELING, INC
2300 W. HANOR LN.
PARK RIDGE, IL 60068

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ACKNOWLEDGMENT

State of California
County of San Diego


On July 15, 2010 before me, Christina Odell, Notary Public
(insert name and title of the officer)

Linda Rice
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  (Seal)



PROPERTY OF COOK COUNTY Clerk's Office

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
UNOFFICIAL COPY

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of JPMorgan Chase Bank, N.A. and are authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits and other closing documents, substitutions of trustee, satisfactions and lien releases on behalf of JPMorgan Chase Bank, N.A.

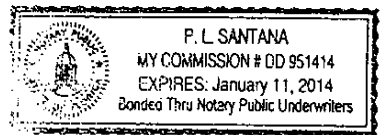
<u>Name:</u>	<u>Title to which Appointed:</u>
Stephen Orr	Assistant Vice President
Linda Rice	Assistant Vice President

Diane Towns
Diane Towns
Assistant Secretary

Dated: March 9, 2010

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 9th day of March, 2010, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary, who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of JPMorgan Chase Bank, N.A., in her capacity as Assistant Secretary.



P. L. Santana
Notary Public:
My Commission Expires: 1/11/2014

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