

UNOFFICIAL COPY

Record & Return to:
CODILIS & ASSOCIATES, P.C.
15W030 North Frontage Road
Burr Ridge, Illinois 60527
10-28690



Doc#: 1030545020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2010 10:56 AM Pg: 1 of 4

Above space for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE
PURSUANT TO SECTION 735 ILCS 5/15 1401

KNOW ALL MEN BY THESE PRESENTS, that

Raymond Valdivia, divorced and not since remarried and Velia Valdivia, divorced and not since remarried

the GRANTOR(S) herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto **Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH5, Asset Backed Pass-Through Certificates, Series 2007-CH5**, the GRANTEE, his successors and assigns, all of the following described premises situated in the County of Cook, State of Illinois, to-wit:

LOT 9 (EXCEPT THE SOUTH 9 FEET THEREOF) AND THE SOUTH 6 FEET OF LOT 10 IN GEORGE CALKINS SUBDIVISION OF LOT 6 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 26-17-301-046

Commonly Known As: 11046 S. Avenue M
Chicago, IL 60617

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of

UNOFFICIAL COPY

these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

WITNESS the HAND and SEAL of the GRANTORS on this ____ day of _____, 20__.

X Raymond Valdivia (SEAL)
Raymond Valdivia

X Velia Valdivia (SEAL)
Velia Valdivia

STATE OF ILLINOIS

COUNTY OF Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that,

Raymond Valdivia, divorced and not since remarried and Velia Valdivia, divorced and not since remarried

personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

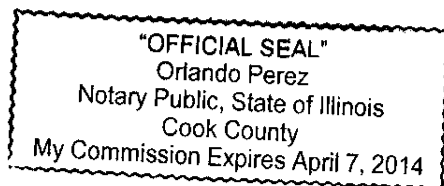
Given under my hand and Notarial Seal this 18th day of Sept, 2010.

[Signature]
Notary Public

My Commission Expires:

4/7/2014

SEAL



UNOFFICIAL COPY

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO:

Deutsche Bank National Trust Company, as Trustee for J.P.
Morgan Mortgage Acquisition Trust 2007-CH5, Asset Backed
Pass-Through Certificates, Series 2007-CH5
Attn: Kelly Livingston
7255 Baymeadows Way
Jacksonville, FL 32256
904-886-1630

26-17-301-046

THIS DOCUMENT PREPARED BY AND MAIL TO:

CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
Our File No. 14-10-28690

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law
(35 ILCS 200/31-45).

10-2-2010

DATE

Gina Guacconeri

AGENT

Property of Cook County Clerk's Office

UNOFFICIAL COPY

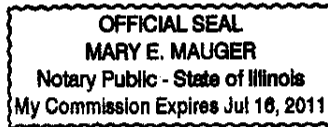
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10 2, 2010

Signature: G. Giacomini
Grantor or Agent

Subscribed and sworn to before me
By the said Gina Giacomini
This 2 day of October, 2010.
Notary Public Mary E. Mauger

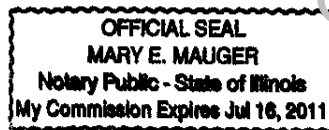


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 2, 2010

Signature: G. Giacomini
Grantee or Agent

Subscribed and sworn to before me
By the said Gina Giacomini
This 2 day of October, 2010.
Notary Public Mary E. Mauger



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)