



Doc#: 1103918045 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/08/2011 02:19 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
(Corporation to INDIVIDUAL)
(Illinois)

This Agreement this 18th day of November, 2010, between JPMorgan Chase Bank, NA, a corporation created and existing under the laws of the State of New Jersey and duly authorized to transact business in the State of Illinois, party of the first part Nicolas Garcia party of the second part, Witnesseth, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and Other good and 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 said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

SEE ATTACHED.

Together with all 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, with the appurtenances, unto the party of the second part, and 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, 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; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, SUBJECT TO:

Permanent Real Estate Index Number: 19-13-315-032
Address of Real Estate: 6034 South California Avenue, Chicago, IL 60629

REAL ESTATE TRANSFER TAX	0003000	FP326707
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0080005570

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB.-8.11
REVENUE STAMP

COUNTY TAX

CITY OF CHICAGO

CITY TAX



FEB.-8.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000396

REAL ESTATE TRANSFER TAX	0063000	FP 102803
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STATE OF ILLINOIS

STATE TAX



FEB.-8.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0070005579

REAL ESTATE TRANSFER TAX	0006000	FP 102809
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*Fidelity
12012334*

FIDELITY NATIONAL TITLE

*12012334 161
BOX 15*

THIS IS TO CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT.

FIDELITY NATIONAL TITLE

BY

*C.F.
4*

UNOFFICIAL COPY

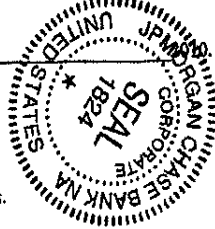
IN WITNESS WHEREOF, of said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President of JPMorgan Chase as Attorney in Fact for U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2 the day and year first above written. Bank, NA

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

By Martha Kimbrell
Martha Kimbrell
Assistant Vice President

Dated this _____ day of _____

State of _____)
) ss.
County of _____)



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT _____ personally known to me to be the Vice President of _____ as Attorney in Fact for U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2. A New Jersey corporation and _____ personally known to me to be the Assist. Secretary of said corporation, and personally known to me the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Assist. Secretary, 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, 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 _____ day of _____, 2010.

IMPRESS
SEAL
HERE

See Attachment
NOTARY PUBLIC

Commission expires _____, 20__.

MAIL TO: Victoria J. Perez SEND SUBSEQUENT TAX BILLS TO: NICOLAS GARCIA
4126N Lincoln St 2918 N. Long
Chicago, IL 60618 Chicago, IL 60641

Prepared by: Beth Mann, P.C. 15127 S. 73rd Avenue, Suite F, Orland Park, Illinois. (708) 429-9999

PROPOSED
Cook County Clerk's Office

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ACKNOWLEDGMENT

State of California
County of San Diego

On November 19, 2010 before me, Christina Odell, Notary Public
(insert name and title of the officer)

personally appeared Martha Kimbrell
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 *Christina Odell* (Seal)



Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

ORDER NUMBER: 2010 012012334 OCF
STREET ADDRESS: 6034 S. CALIFORNIA AVE.

CITY: CHICAGO
TAX NUMBER: 19-13-315-032-0000

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

LOT 12 IN BLOCK 8 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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