

UNOFFICIAL COPY



Doc#: 1106835113 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2011 03:11 PM Pg: 1 of 4

SPECIAL WARRANTY DEED
(Corporation to INDIVIDUAL)
(Illinois)

This Agreement this 14th day of January, 2011, between JPMorgan Mortgage Acquisition Corp., 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 and Aviant Properties, LLC party of the second part, Witnessed to at 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 me 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 inlaw or equity, of, in and to the above described, with the appurtenances, unto the party of the second part, 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 part 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: 16-11-408-051-0000

Address of Real Estate: 3334 West Walnut Street, Chicago, IL 60624

REAL ESTATE TRANSFER TAX	0001300	FP326707
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6795000000 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 28. 11
REVENUE STAMP

BOX 15

CITY OF CHICAGO

CITY TAX



FEB. 28. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000476

REAL ESTATE
TRANSFER TAX

0027300

FP 102803

STATE OF ILLINOIS

STATE TAX



FEB. 28. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005658

REAL ESTATE
TRANSFER TAX

0002600

FP 102809

FIDELITY NATIONAL TITLE 12012140
171

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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 Mortgage Acquisition Corp. by the day and year first above written.

By _____ Gena Rotter By *Gena Rotter*
Asst. Vice President:

Dated this 25 day of January 2011.

State of _____)
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 JPMorgan Mortgage Acquisition Corp. 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 names are 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 _____, 2011.

IMPRESS
SEAL
HERE

NOTARY PUBLIC

Commission expires _____, 20__.

MAIL TO: LLC
Aviant Properties
1000 W. Washington
229
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:
AVIANT Properties, LLC
1000 W. Washington St
No 229
Chicago, IL 60607

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ACKNOWLEDGMENT

State of California
County of San Diego

On JAN 25 2011 before me, Bridget Salas, Notary Public
(insert name and title of the officer)

Gena Rotter
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 Bridget Salas (Seal)



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FIDELITY NATIONAL TITLE INSURANCE COMPANY



203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2010 012012140 OCF
STREET ADDRESS: 3334 W WALNUT ST

CITY: CHICAGO
TAX NUMBER: 16-11-408-051-0000

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

LOT 27 IN SUBDIVISION OF EAST 158.4 FEET OF BLOCKS 3, 4, 9 AND 10 IN TYRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THAT PART LYING NORTH OF LAKE STREET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office