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Doc#: 1206704178 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2012 01:47 PM Pg: 1 of 7

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

STEVEN Nicholas
1060 Lake St
Hanover Park IL
IL 60133

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21st day of February, 2012, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, 2006-BC6 ✓ hereinafter ("Grantor"), and Cesar Chirinos and Julie Chirinos, whose mailing address is 1691 Channing Ct., Melrose Park IL 60160 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 7443 Washington St., Unit 604, Forest Park, IL 60130 ✓

* AS JOINT TENANTS AND NOT AS TRUSTS IN COMMON


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

1st AMERICAN TITLE order # 2095365 / OF 1


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STATE OF ILLINOIS
 STATE TAX

 MAR. - 2. 12
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 000015018

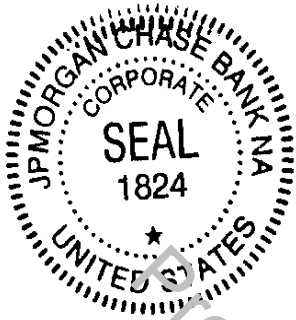
REAL ESTATE TRANSFER TAX
 0002100
 FP 103027

COOK COUNTY
 COUNTY TAX

 REAL ESTATE TRANSACTION TAX
 MAR. - 2. 12
 REVENUE STAMP
 # 000015024

REAL ESTATE TRANSFER TAX
 0001050
 FP 103028

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Executed by the undersigned on February 21, 2012:



GRANTOR:

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION,
MORTGAGE PASS-THROUGH CERTIFICATES, 2006-BC6**

By: Marilyn J. Reese

Name: Marilyn J. Reese **By JPMorgan Chase Bank,**

Title: Vice President **National Association,**

Attorney in Fact

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 _____ of _____ and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____ signed and delivered the instrument as _____ free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2012.

Commission expires _____, 20____

Notary Public

See Acknowledgement (no)

SEND SUBSEQUENT TAX BILLS TO:

CESAR CHIRINOS

7443 Washington St., Unit 604, Forest Park, IL 60130

1691 Channing Ct.
Melrose Park IL 60160

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **4066**

MAR 2/23/12
Approved/Date

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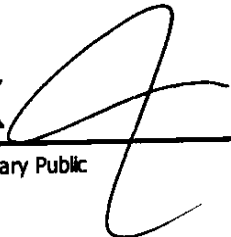
Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL ^{Mr}

The foregoing instrument was acknowledged before me this February 21, 2012, by Marilyn D Reese, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, As Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-BC6, on behalf of the corporation. He/she is personally known to me.



X 

Notary Public

(seal)

Printed Name: Jill Kelsey

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Exhibit A Legal Description

UNIT NUMBER 604 IN 7443 WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 4, 5 AND 6 TAKEN AS A TRACT SCHWASS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 30 IN THE RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4 AND RUNNING TO A POINT 5 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, AND WEST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 AND RUNNING TO A POINT 5 FEET WEST OF THE NORTHEAST CORNER OF LOT 6; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25826836 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **15-12-430-034-1020** ✓

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.



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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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