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Doc#: 1224041020 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/27/2012 10:19 AM Pg: 1 of 6

This Document Prepared By:

Stuart M. Kessler, P.C.
3255 N. Arlington Heights Rd., Ste. 505
Arlington Heights, IL 60004

After Recording Return To:

SCOTT D. ROGOFF
2720 S. RIVER ST. 150
DCI PLAINS, IL 60098

CTI SIS118704P 201231306 SPECIAL WARRANTY DEED *ya*

THIS INDENTURE made this 24 day of JULY, 2012, between U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for J.P. Morgan Mortgage Trust 2005-A2 who acquired title as U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for Wachovia Bank, National Association, as Trustee for J.P. Morgan Mortgage Trust 2005-A2, hereinafter ("Grantor"), and Leslie A. Popchoke, whose mailing address is 4607 N. Western Avenue, Chicago, IL 60625, (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 **4056 N. Sacramento Avenue, #1, Chicago, IL 60618**

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

333-CP

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matters set forth on Exhibit B.

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.

REAL ESTATE TRANSFER		08/01/2012
	CHICAGO:	\$900.00
	CTA:	\$360.00
	TOTAL:	\$1,260.00
13-13-327-031-1017 20120601604338 SHRLAP		

REAL ESTATE TRANSFER		08/01/2012
	COOK:	\$60.00
	ILLINOIS:	\$120.00
	TOTAL:	\$180.00
13-13-327-031-1017 20120601604338 PODTN3		

[Handwritten signature]

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Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 24, 2012, by Wendy Evans, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for J.P. Morgan Mortgage Trust 2005-A2, on behalf of the corporation. He/she is personally known to me.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



me

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Exhibit A Legal Description

PARCEL 1: UNIT 4056-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SACRAMENTO/BELLE PLAINE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0313910024, IN THE EAST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE S-17, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-13-327-031-1017



Property of Cook County Clerk's Office

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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.

County of Cook County Clerk's Office