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FIDELITY NATIONAL TITLE 619466FU



Doc#: 1235242033 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2012 09:58 AM Pg: 1 of 6

This Document Prepared By:

The Law Office of Beth Mann
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

Ma Eroceni Calleja <i>JOHN ZACHARA</i>
1926 N. 17 th Ave. #11 <i>39 S LA SALLE #505</i>
Melrose Park, IL 60160 <i>CHICAGO IL 60603</i>

SPECIAL WARRANTY DEED

BOX 15

THIS INDENTURE made this 13th day of November, 2012, between U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2006-HE1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE1, hereinafter ("Grantor"), and Ma Eroceni Calleja, whose mailing address is 1926 N. 17th Ave., #11, 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 1526 N. 40th Ave., Stone Park, IL 60165.

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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

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$140.00-1526 N 40TH AVE
REAL ESTATE TRANSFER TAX
ORDINANCE NO. 87

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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.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		12/05/2012
	COOK	\$17.50
	ILLINOIS:	\$35.00
	TOTAL:	\$52.50
15-04-300-043-0000 20121101604704 9ABG7L		

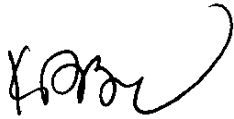
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STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 13, 2012, by Richard Dodd, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2006-HE1, Asset Backed Pass-Through Certificates, Series 2006-HE1, on behalf of the corporation. He/she is personally known to me.

X



Notary Public

(seal)

Printed Name: Ketcia D. Barlow



RP

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Exhibit A
Legal Description

LOT 14 IN BLOCK 25 IN H.O. STONE AND CO.'S WORLDS FAIR ADDITION BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-04-300-043-0000

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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.

Handwritten initials

Property of Cook County Clerk's Office