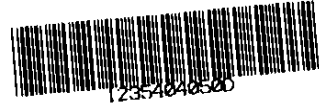


UNOFFICIAL COPY



Doc#: 1235404050 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2012 10:37 AM Pg: 1 of 6

FIRST AMERICAN TITLE

CREATED 12/19/2012

This Document Prepared By:

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

After Recording Return To:

2290 Breezewood Terrace, Unit 2290-01
Hanover Park, IL 60133
DEAN G. GALANAPOLAS
340 W. BUTTERFIELD RD.
ELMHURST, IL 60126
12-1303

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8th day of November, 2012, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2007-A2 hereinafter ("Grantor"), and Jagdambe International, LLC, whose mailing address is 35 Olympic Drive, South Barrington, IL 60010, (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 **2290 Breezewood Terrace, Unit 2290-01, Hanover Park, IL 60133.**

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.

S Y
P 6
S N
SC Y
INT 12

	Village of Hanover Park
REAL ESTATE TRANSFER TAX	
19939	\$ <u>7.2</u>

UNOFFICIAL COPY



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	12/06/2012
 	COOK \$11.75
	ILLINOIS: \$23.50
	TOTAL: \$35.25
06-36-313-043-1019 20121101601025 Q65L4U	

UNOFFICIAL COPY

Executed by the undersigned on November 8, 2012:

GRANTOR: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2007-A2

By: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT

Name: Christina E. Aviles 11-8-12

Title: Christina E. Aviles
Vice President

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.

(CA)

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

Commission expires _____, 20____
Notary Public

* See Attached
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO: JAG-DAMBR INTERNATIONAL, LLC

2290 Breezewood Terrace, Unit 2290-01, Hanover Park, IL 60133

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Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 8, 2012, by Christina F. Aviles, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for *U.S. Bank National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2007-A2*, on behalf of the corporation. He/she is personally known to me.

KANDIE NICOLE GEORGE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD893649
MY COMMISSION EXPIRES MAY 27, 2013

X 

Notary Public

(seal)

Kandie Nicole George

Printed Name: _____



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Exhibit A Legal Description

UNIT 2290-01 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702906027 IN LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10, AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J.R. WILLENS HANOVER TERRACE APARTMENTS ASSESSMENTS PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OF OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1969 AS DOCUMENT 20781253, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

2290 Breezewood Terrace
Hanover Park, IL 60133

TAX ID #

06-36-313-043-1019

CLERK OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

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.

(1)

Property of Cook County Clerk's Office