

# UNOFFICIAL COPY



Doc#: 1300426124 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2013 01:43 PM Pg: 1 of 6

This Document Prepared By:

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

After Recording Return To:

1524 East 77 <sup>th</sup> Street
Chicago, IL 60619
Walter L. Turner

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of Sept., 2012, between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2** hereinafter ("Grantor"), and **Walter L. Turner**, whose mailing address is 2030 E. 72<sup>nd</sup> Place, Chicago, IL 60649, (hereinafter, [collective], "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 **1524 East 77<sup>th</sup> Street, Chicago, IL 60619.**

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

1st AMERICAN TITLE order # 2251000

*Handwritten initials and signatures*


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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.

<b>REAL ESTATE TRANSFER</b>	12/10/2012
 <b>CHICAGO:</b>	\$71.25
<b>CTA:</b>	\$28.50
<b>TOTAL:</b>	\$99.75
20-26-416-025-0000   20120801601535   HD3CN1	

<b>REAL ESTATE TRANSFER</b>	12/10/2012
  <b>COOK</b>	\$4.75
<b>ILLINOIS:</b>	\$9.50
<b>TOTAL:</b>	\$14.25
20-26-416-025-0000   20120801601535   BTH961	

*[Handwritten signature]*

*[Handwritten mark]*



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## Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 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 for J.P. Morgan Mortgage Acquisition Trust 2006-WMC2, Asset Backed Pass-Through Certificates, Series 2006-WMC2, on behalf of the corporation. He/she is personally known to me.

X Jessica Salinger  
Notary Public

(seal)

Printed Name: Jessica Salinger



*[Handwritten signature]*

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**Exhibit A**  
**Legal Description**

LOT 35 AND THE WEST ½ OF LOT 36 IN BLOCK 2 IN OAKLAND, BEING A  
SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼  
OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDINA, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-26-416-025-0000

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.

*Property of Cook County Clerk's Office*

