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Doc#: 1303133029 Fee: \$72.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/31/2013 09:38 AM Pg: 1 of 5

This Document Prepared By:
Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 3805,
Edwards Road, Suite 550, Cincinnati,
Ohio 45209. (513) 247-9605.

After Recording Return To:-Nations Lending Services 9801 Legler Road Lenexa, KS 66219

THIS INDENTURE made this // day of 🗘 2012, set ween U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE 2006-WMC4, ASSET BACKED ACQUISITION TRUST PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, hereinafter ("Grantor"), and RODRIG ) GARCIA, a married person, whose mailing address is 721 Lindsey Ln., Bolingbrook, IL 004 0 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum \$52,000.00 (Fifty-Two Thousand Dollars and no Cents), and other good and value be 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

SPECIAL WARRANTY DEED

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.

RETURN TO: WORLDWIDE RECORDING, INC. 9801 LEGLER RD LENEXA, KS 66219 1-800-316-4682

known as 4304 N SAINT LOUIS AVE., CHICAGO, IL 60618.

DONE AT CUSTOMER'S REQUEST,

A SCHOOL

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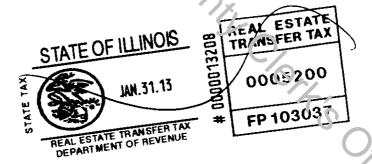
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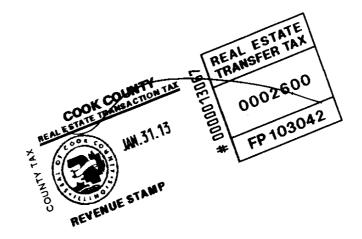
Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

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 belong a w 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







D)

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| Executed by the undersigned on <u>Upe 17</u> , 2012:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GRANTOR:  U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006- WMC4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT By: Bally Name: Title:  Barbara Durbara                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Title: Barbara Durham                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Dai Dai a Dui Ilaili                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| STATE OF TEXAS Vice President                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| COUNTY OF DENTON                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Turilam                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| I, the undersigned, a Notary Public in and for aid County, in the State aforesaid, DO HEREBY CERTIFY that BARAMA personally proven to me to be the of U.S. BANK NATIONAL ASSOCIATION, AS TRUST'LF FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, BY JPMOF.GAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, 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 HEE [SF.E] signed and delivered the instrument as [HHS] [HER] free and voluntary act, and as the free and voluntary act and deed of said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FUR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, BY JPMORGAN CHASE BANG, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, for the uses and purposes therein set forth. |
| Given order my hand and official seal, this 17 day of December 2012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Notary Signature Line  DARRYL G. SWANN  Notary Public, State of Texas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Notary Printed Name Darry 6. Supro  My Commission Expires February 24, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Commission expires 2/24, 20 15<br>Notary Public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| SEND SUBSEQUENT TAX BILLS TO: RODRIGO GARCIA: 721 Lindsey Ln., Bolingbrook, IL 60440                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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#### Exhibit A Legal Description

"AT GA TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4344-4346 NORTH SALL TOWNS CONDOMINIUM, AS DELINEATED AND DESTINED IN THE DECLARATION RECORDED AS DOCUMENT AUTHORS 664316048, IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 48 NORTH, RA NGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Conim of known as 4304 N. SAINT LOUIS AVENUE, UNIT #GA, CHICAGO, II. 60618

13-14-401-40. Property Int at 1'. 13-14-401-044-1003, Property Index No. (Underlying PIN# 13-14-401-040)

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#### Exhibit B Permitted Encumbrances

- 1. The lien of taxes and assessments for the current year and subsequent years;
- 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 in atters of record, to the extent valid, subsisting and enforceable;
- 4. Zor n.@ requirements, statutes, rules, orders, restrictions, regulations and ordinances of government il agencies or their instrumentalities relating to the property, the buildings located there on their construction and uses, in force on the date hereof (if any such exist):
- 5. All roads and legal righways;
- 6. Rights of parties in pos ession (if any); and
- 7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

