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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

Property of Cook County

This Document Prepared By:
Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 3705,
Edwards Road, Suite 550, Cincinnati,
Ohio 45209. (513) 247-9605.

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

SPECIAL WARRANTY DEED (WLD) 339260 130313304246

THIS INDENTURE made this 17 day of DEC, 2012, between U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, hereinafter ("Grantor"), and RODRIGO GARCIA, a married person, whose mailing address is 721 Lindsey Ln., Bolingbrook, IL 60440 (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 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 4304 N SAINT LOUIS AVE., CHICAGO, IL 60618.

Property Index No: 13-14-401-044-1003

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.

BOX 162 13030-73

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

DONE AT CUSTOMER'S REQUEST

24
P
15
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SC
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RC

Handwritten initials and number 5

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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 therunto 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

City of Chicago
Dept of Finance

035477

1/11/2013 9 11

dr00198



Real Estate
Transfer
Stamp

\$546.00

Batch 5,780,367

STATE OF ILLINOIS



JAN. 31. 13

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013208

REAL ESTATE
TRANSFER TAX
0005200
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 31. 13

REVENUE STAMP

0000013077

REAL ESTATE
TRANSFER TAX
0002600
FP 103042

Property of Cook County Clerk's Office

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Executed by the undersigned on Dec 17, 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: Barbara Durham
Name:
Title:

Barbara Durham
Vice President

STATE OF TEXAS
COUNTY OF DENTON

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara Durham, personally known to me to be the VP of 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, 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 VP ~~HE~~ [SHE] signed and delivered the instrument as ~~HIS~~ [HER] free and voluntary act, and as the free and voluntary act and deed of said 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 2012

Notary Signature Line
Darryl G. Swann

Notary Printed Name
Darryl G. Swann

Commission expires 2/24, 2015
Notary Public



SEND SUBSEQUENT TAX BILLS TO: RODRIGO GARCIA: 721 Lindsey Ln., Bolingbrook, IL 60440

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Exhibit A
Legal Description

UNIT GA TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4304-4306 NORTH SAINT LOUIS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624318065, IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4304 N. SAINT LOUIS AVENUE, UNIT #GA, CHICAGO, IL 60618

Property Index No. 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;
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 Clark County Clerk's Office

