

UNOFFICIAL COPY

1343675 2/2



Doc#: 1307444016 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2013 09:50 AM Pg: 1 of 6

Old Republic National Title
Insurance Company
203 Clark Street Ste 2000
Chicago IL 60603

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 Lehigh Road
Lenexa, KS 66219

COOK COUNTY
LAW OFFICES
DANIEL M. GEENBERG, CHARTERED
18141 DODGE AVE., SUITE 111
HOMERIDGE, IL 60430-2242

SPECIAL WARRANTY DEED 11/2/12 12N103864 REC

THIS INDENTURE made this 14 day of December, 2012, between DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-5, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter ("Grantor"), and WINCHESTER HOLDING PROPERTIES LLC, whose mailing address is 10540 SOUTH WESTERN AVE., SUITE 313, CHICAGO, IL 60643 (hereinafter, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum 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 8710 S. UNION AVE., CHICAGO, IL 60620.

Parcel 25-04-101-007-0000
*an Illinois limited liability company

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.

City of Chicago
Dept. of Finance
636427



Real Estate
Transfer
Stamp
\$472.50

3/15/2013 9:43
dr00764

Batch 5,859,640

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.

STATE TAX

STATE OF ILLINOIS



MAR. 15. 13


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013752

REAL ESTATE TRANSFER TAX
00045.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 14. 13

REVENUE STAMP

0000013610

REAL ESTATE TRANSFER TAX
00022.50
FP 103042

ngb

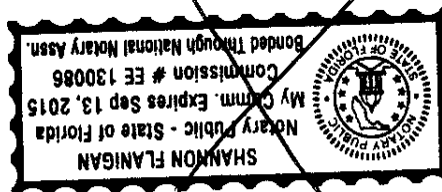
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Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 14, 2012, by Melanie J. Brinkley, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-5, on behalf of the corporation. He/she is personally known to me.



X Shannon Flanigan
 Notary Public

(seal)

Printed Name: Shannon Flanigan



MJB

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Exhibit A
Legal Description

THAT PART OF LOTS 1 AND 2 IN BLOCK 7 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 7; THENCE WEST 125 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND 2 IN SAID BLOCK 7; THENCE NORTH 37 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE EAST 125 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND LOT 2; THENCE SOUTH 37 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly known as 8710 South Union Avenue, Chicago, IL 60620

Permanent Index No.: 25-04-101-007

Permanent Real Estate Index Number: 25-04-101-007-0000

County of Cook Clerk's Office

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Exhibit B *MB*
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