

# UNOFFICIAL COPY



Doc#: 1312112079 Fee: \$48.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/01/2013 10:57 AM Pg: 1 of 8

**This Document Prepared By:**

The Law Office of Beth Mann  
15127 S. 73<sup>rd</sup> Ave.  
Suite F  
Orland Park, IL 60462

**After Recording Return To:**

Marian Gheorghis  
833 W. Buena, #203  
Chicago, IL 60613

## SPECIAL WARRANTY DEED

FIDELITY NATIONAL TITLE

Fidelity 57008990

THIS INDENTURE made this 26 day of February, 2013, 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 Marian Gheorghis, whose mailing address is 833 W. Buena #203, Chicago, IL 60613, (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 6204 N. Avers Ave., Chicago, IL 60659. PIN# 13-02-109-037-0TTD

And the Grantor, for itself, and its successors, does covenant, promise and agree, so 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.

EAL ESTATE TRANSFER	03/26/2013
CHICAGO:	\$2,006.25
CTA:	\$802.50
TOTAL:	\$2,808.75

13-02-109-037-0000 | 20130301605813 | YYQZ5X

EAL ESTATE TRANSFER	03/26/2013
COOK	\$133.75
ILLINOIS:	\$267.50
TOTAL:	\$401.25

13-02-109-037-0000 | 20130301605813 | T6J3N2

BOX 15

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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 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

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STATE OF FLORIDA

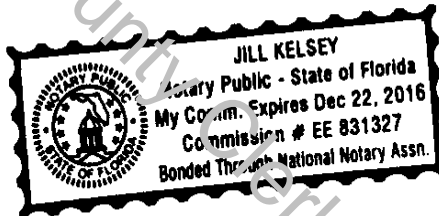
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 26, 2013, by Richard Dodd, 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-WMC4, Asset Backed Pass-Through Certificates, Series 2006-WMC4, on behalf of the corporation. He/she is personally known to me.

X  
\_\_\_\_\_  
Notary Public  
*Jill Kelsey*

(seal)

Printed Name: \_\_\_\_\_



*JK*

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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.

*RS*

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

3139 LINCOLN AVE #228, CHICAGO, ILLINOIS 60657

PHONE: (773) 549-1100  
FAX: (773) 549-2041

ORDER NUMBER: 2011 052008990  
STREET ADDRESS: 6204 N AVERS AVE

UOC

CITY: CHICAGO  
TAX NUMBER: 13-02-109-037-0000

COUNTY: COOK

LEGAL DESCRIPTION:  
LOT 2 IN THE RESUBDIVISION OF LOT 214 IN DEVON CRAWFORD ADDITION TO NORTH EDGEWATER,  
BEING A SUBDIVISION OF THAT PART OF NORTHWEST FRACTIONAL QUARTER OF SECTION 2,  
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF  
INDIAN BOUNDARY LINE (EXCEPT THE EAST 26 ACRES THEREOF AND EXCEPT RIGHT OF WAY OF  
CHICAGO AND NORTHWESTERN RAILROAD) ALL IN COOK COUNTY, ILLINOIS.

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