

7079845801

File # 2589157

SPECIAL WARRANTY DEED

(Illinois)



THIS AGREEMENT, made this 29th day of August 2014, between

Doc#: 1427533021 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2014 11:26 AM Pg: 1 of 3

J.P. MORGAN MORTGAGE LOAN TRUST 2005-A3, MORTGAGE PASS-THROUGH CERTIFICATES, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE

a National Banking Association created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and FELIPE ROSAS AND BLANCA ROSAS \*

5337 S Campbell Ave, Chicago, IL 60632
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \*\*TEN\*\* Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said National Banking Association, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the party of the second part, and to Their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and state of Illinois known and described as follows, to wit:

\*Husband and wife as Tenants by the SEE ATTACHED EXHIBIT A entirety

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, Their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, Their 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: general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Number(s): 19-12-421-058-0000

Address(es) of real estate: 5336 S. CAMPBELL AVENUE, CHICAGO, IL 60632

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice Pres and attested by its Asst VP, the day and year first above written.

J.P. MORGAN MORTGAGE LOAN TRUST 2005-A3, MORTGAGE PASS-THROUGH CERTIFICATES, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE BY PHH MORTGAGE CORPORATION AS ATTORNEY IN FACT

By: [Signature]

Attest: [Signature]

Vertical stamp: S Y, P 3, S N, SO, INT

# UNOFFICIAL COPY

7079845801

Nery & Richardson

MAIL TO:

4258 W. 63<sup>rd</sup> St. LLC

SEND SUBSEQUENT TAX BILLS TO:

Chicago, IL  
60629

Felipe Rosas  
5337 S. Campbell  
Chicago, IL  
60632

STATE OF NJ )  
COUNTY OF Burl ) SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Panlag personally known to me to be the Vice President of PHH Mortgage Corp a Corporation, and Sharonna Davis, personally known to me to be the NOT VP of said Corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Vice President and Not Vice President they signed and delivered the said instrument pursuant to authority given by the board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of August, 2014



Linda Huller  
Notary Public

Commission expires \_\_\_\_\_

Linda Huller 2300415  
Notary Public of New Jersey  
My Commission expires May 19, 2018

REAL ESTATE TRANSFER TAX		24-Sep-2014
	CHICAGO:	367.50
	CTA:	147.00
	TOTAL:	514.50

19-12-421-058-0000 | 20140901629800 | 0-398-136-448

REAL ESTATE TRANSFER TAX		24-Sep-2014
	COUNTY:	24.50
	ILLINOIS:	49.00
	TOTAL:	73.50

19-12-421-058-0000 | 20140901629800 | 1-133-565-056

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## EXHIBIT A

LOT 350 AND THE NORTH 1/2 OF LOT 349 IN D.J. KENNEDY'S PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 446-7/10 FEET OF THE SOUTH 446-7/10 FEET) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

19-12-421-058-0000

Property of Cook County Clerk's Office