



Doc#: 1431141107 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2014 02:47 PM Pg: 1 of 5

This Document Prepared By:

Michael S. Fisher Attorney At Law P.C.

200 N. LaSalle St, Suite 2310

Chicago, IL 60601

After Recording Return To:

Victor Hugo Leon

10810 S Avenue J

Chicago, IL 60617

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20th day of October, 2014, between THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-SD1, ASSET-BACKED CERTIFICATES, SERIES 2003-SD1, hereinafter ("Grantor"), and Victor Hugo Leon, a single man and not in a civil union, whose mailing address is 10810 S Avenue J, Chicago, IL 60617, (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 CONVEY, 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 10412 S Avenue N, Chicago, IL 60617.

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.

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.

FIDELITY NATIONAL TITLE

51013971

S Y
P 15
S N
SC Y
INT D

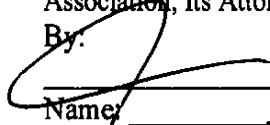
UNOFFICIAL COPY

Executed by the undersigned on October 20, 2014 :

GRANTOR:

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-SD1, ASSET-BACKED CERTIFICATES, SERIES 2003-SD1, By JPMorgan Chase Bank, National Association, Its Attorney-in-fact

By:



OCT 20 2014

Name

Jill Kelsey

Title

Vice President

STATE OF _____)

) SS

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-SD1, ASSET-BACKED CERTIFICATES, SERIES 2003-SD1, 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 _____ [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 _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 20____

Commission expires _____, 20____

See Attached Notary Acknowledgement



Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Victor Hugo Leon, 10810 S Avenue J, Chicago, IL 60617



UNOFFICIAL COPY

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL


The foregoing instrument was acknowledged before me this October 20, 2014, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., f/k/a JPMorgan Chase Bank as Trustee for Bear Stearns Asset Backed Securities Trust 2003-SD1, Asset-Backed Certificates, Series 2003-SD1, on behalf of the corporation. He/she is personally known to me.

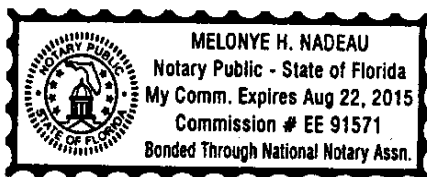
REAL ESTATE TRANSFER TAX		30-Oct-2014
	COUNTY:	10.00
	ILLINOIS:	20.00
	TOTAL:	30.00
26-08-318-021-0000 20141001639817 2-125-659-264		

Melonye H. Nadeau
Notary Public

(seal)

Printed Name: Melonye H. Nadeau

REAL ESTATE TRANSFER TAX		30-Oct-2014
	CHICAGO:	150.00
	CTA:	60.00
	TOTAL:	210.00
26-08-318-029-0000 20141001639817 0-511-573-120		



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Exhibit A
Legal Description

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LOT 6 IN BLOCK 31 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Real Estate Index Number: 26-08-318-029-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 COOK COUNTY CLERK'S OFFICE