



Doc#: 151142031 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2015 11:03 AM Pg: 1 of 8

CT 15ST 5147620RM
AH PA 1071

This Document Prepared By:

Potestivo & Associates, P.C.
Angela S. Veda
223 West Jackson Blvd Suite 610
Chicago, IL 60606

After Recording Return To:

Chicago Title
1701 Golf Road, Suite 1-101
Rolling Meadows, IL 60008

SPECIAL WARRANTY DEED *cl*

THIS INDENTURE made this 26 day of Feb, 2015, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA, hereinafter ("Grantor"), and CHARLES G. HERNANDEZ II, whose mailing address is 3540 S. 57th Ave., Cicero, IL 60804, (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 **6405 South Damen Avenue, Chicago, IL 60636.**

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

BOX 333-CP

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INTL 1

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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.

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Property of Cook County Clerk's Office

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Executed by the undersigned on Feb. 26, 2015:

GRANTOR: [Signature] FEB 26 2015

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST BY PURCHASE FROM THE
FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK,
FORMERLY KNOWN AS WASHINGTON MUTUAL
BANK, FA**
By: Carolyn K. Cloud

Name: Carolyn K. Cloud
Vice President
Title: _____

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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA, 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA, for the uses and purposes therein set forth.


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

See Attached
Notary Acknowledgement

Commission expires _____, 20_____
Notary Public

SEND SUBSEQUENT TAX BILLS TO: Charles G. Hernandez II, 3540 S. 57th Ave, Cicero, IL 60804

REAL ESTATE TRANSFER TAX		31-Mar-2015
	COUNTY:	0.50
	ILLINOIS:	1.00
	TOTAL:	1.50
20-19-208-002-0000 20150301670103 0-958-458-240		

REAL ESTATE TRANSFER TAX		31-Mar-2015
	CHICAGO:	7.50
	CTA:	3.00
	TOTAL:	10.50
20-19-208-002-0000 20150301670103 0-214-231-424		

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STATE OF FLORIDA

COUNTY OF DUVAL

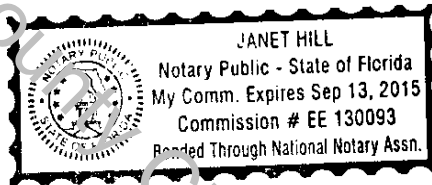
The foregoing instrument was acknowledged before me this February 26, 2015, by Carolyn K. Cloud, the Vice President of *JPMorgan Chase Bank, National Association*, successor in interest by purchase from the FDIC as receiver of *Washington Mutual Bank, formerly known as Washington Mutual Bank, FA*. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill

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Exhibit A
Legal Description

Lot 46 in Block 25 in South Lynne being a Subdivision of the North 1/2 of Section 19,
Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 20-19-208-002-0000

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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.



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