

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc# 1723704048 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 01:38 PM PG: 1 OF 2

MAIL TAX BILL TO:

Phillip Fratto and Nicole Fratto

MAIL RECORDED DEED TO:

SPECIAL WARRANTY DEED


THE GRANTOR, U.S. Bank, N.A., as trustee, in trust for the holders of the J.P. Morgan Alternative Loan Trust 2006-A2 Mortgage Pass-Through Certificates c/o Select Portfolio Servicing, Inc., of 3217 S. Decker Lake Dr., Salt Lake City, UT. 84119, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Phillip Fratto and Nicole Fratto, husband and wife of , 447 W. 38th Street Chicago IL 60609- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 32 AND 33 IN BLOCK 6 IN LOUIS HEINTZ SUBDIVISION OF THE 24 ACRES EAST AND ADJOINING THE WEST 10 ACRES OF THE NORTH 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-04-308-033 / 20-04-308-032



PROPERTY ADDRESS: 446 W. 44th Street, Chicago, IL 60609

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, 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.

REAL ESTATE TRANSFER TAX		03-Aug-2017
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

20-04-308-033-0000 | 20170701694151 | 0-262-928-832

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Aug-2017
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50

20-04-308-033-0000 | 20170701694151 | 0-893-218-240

FIDELITY NATIONAL TITLE

SCCS 16033-1834

1 of 5

S Y
P 2
S N
SC Y
INT AR

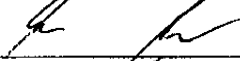
UNOFFICIAL COPY

Special Warranty Deed - Continued

MAY 12 2017

Dated this _____

U.S. Bank, N. A., as trustee, in trust for the Holders of the
J.P. Morgan Alternative Loan Trust 2006-A2 Mortgage
Pass-Through Certificates

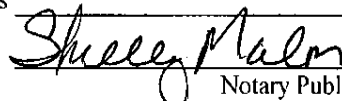
By:  **MAY 12 2017**
By: Select Portfolio Servicing, Inc., its Attorney in Fact
Conrad Stribakos, Document Control Officer

STATE OF UTAH)
) SS.
COUNTY OF Salt Lake)

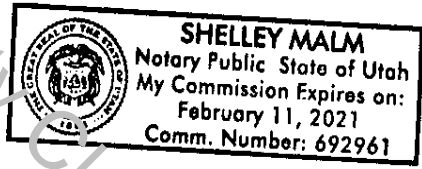
**Document Control Officer*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that,
Conrad Stribakos Personally Known ***, personally known to me to be the same person(s) whose name(s)
is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed
and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this **MAY 12 2017**


Notary Public
My commission expires: **FEB 11 2021**

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
_____ Agent.



Property of Cook County Clerk's Office