

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.  
947 N. Plum Grove Road, Schaumburg, IL 60173

(CP) 20NW7140337NK  
1081

Doc#: 2025307569 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2020 04:17 PM Pg: 1 of 2

Dec ID 20200701631558  
ST/CO Stamp 2-111-157-984 ST Tax \$72.50 CO Tax \$36.25  
City Stamp 2-056-230-624 City Tax: \$761.25

THIS INDENTURE, made on the 15th day of JULY, 2020, by and between **J.P. MORGAN MORTGAGE ACQUISITION CORP.**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **IVAN AVENDANO**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **IVAN AVENDANO** and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

**LOT 197 IN ENGLEWOOD ON THE HILL THIRD ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH THIRTY NINE AND TWELVE ONE-HUNDREDTHS (39.12) ACRES THEREOF AND WEST OF THE RIGHT OF WAY OF THE CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD, IN COOK COUNTY, ILLINOIS.**

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 **IVAN AVENDANO** and his 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 **IVAN AVENDANO** and his 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 as to matters of title.

Permanent Real Estate Numbers: **20-19-322-030-0000**

Address of the Real Estate: **6930 S. OAKLEY AVE., CHICAGO, IL 60636**

# UNOFFICIAL COPY

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 Authorized Agent, the day and year first above written.

**J.P. MORGAN MORTGAGE ACQUISITION CORP.**

by its appointed Attorney in Fact, Rushmore Loan Management services LLC



By: Cari Hartmann, Assistant Vice President

Pursuant to a delegation of authority

7601749768 P 2 OF 2

MAIL TO:

Anthony Parise  
2510 W Lovers Lane  
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Van Arndano  
6930 S Oakley Ave  
Chicago, IL 60634

STATE OF TEXAS

DALLAS COUNTY

On this date, before me personally appeared Cari Hartmann,  
acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
TEXAS aforesaid, this 15th day of JULY, 2020.

Kyra Gaddy  
Notary Public

My term Expires: \_\_\_\_\_

