

# UNOFFICIAL COPY

Doc#: 2100615021 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2021 01:59 PM Pg: 1 of 3

Dec ID 20201001614591  
ST/CO Stamp 0-725-265-376 ST Tax \$57.00 CO Tax \$28.50  
City Stamp 2-128-341-984 City Tax: \$598.50

## SPECIAL WARRANTY DEED Corporation to Individual

THIS INDENTURE, made this 20 day of OCT, 2020 U.S. Bank N.A., as trustee, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4 duly authorized to transact business in the State of ILLINOIS, party of the first part, and MIGUEL ANGEL RIVERA GUZMAN AND ADELA YAMILETH RODRIGUEZ DE RIVERA \* of the City of Chicago, State of Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 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 authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 338 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 149 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index. 20-29-229-002-0000  
Address of Real Estate 7405 S PEORIA ST, CHICAGO, IL 60621

*\*Husband and wife, as tenants by the entirety*

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 FOREVER DEFEND.**

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed the day and year first above written.

U.S. Bank N.A., as trustee, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4

By: Select Portfolio Servicing, Inc.  
As Attorney-in-Fact

By: [Signature] **OCT 20 2020**  
Jeaneen Chandler, Doc. Control Officer



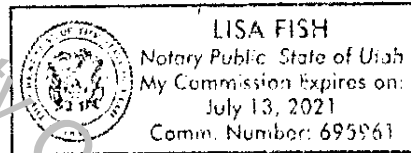
STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 20 day of Oct., 2020.

By: Jeaneen Chandler Document Control Officer, Personally Known

Lisa Fish (Notary Public)



Prepared By: Renee Meltzer Kalman  
100 N. LaSalle St. Suite 1605  
Chicago, Illinois 60602

Mail to: Rivera  
5115 W 31st St  
Cicero IL 60804  
GRANTEE'S ADDRESS &  
Send Subsequent Tax Bills To: [Signature]

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## REAL ESTATE TRANSFER TAX

10-Nov-2020



COUNTY:	28.50
ILLINOIS:	57.00
<b>TOTAL:</b>	<b>85.50</b>

20-29-229-002-0000 | 20201001614591 | 0-725-265-376

## REAL ESTATE TRANSFER TAX 10-Nov-2020



CHICAGO:	427.50
CTA:	171.00
<b>TOTAL:</b>	<b>598.50 *</b>

20-29-229-002-0000 | 20201001614591 | 2-128-341-984

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

Property Clerk's Office