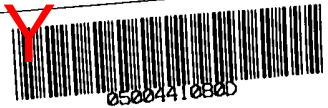


89

UNOFFICIAL COPY



SPECIAL WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

Doc#: 0500441080
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/04/2005 10:48 AM Pg: 1 of 3

1 ael
THE GRANTOR: *04-04881fa*
JPMorgan Chase Bank, N.A. successor by merger with Bank One, NA, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to

River Group Inc.

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 7303 N. Cicero Avenue #B, Lincolnwood IL 60712, party of the second part, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

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, 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, their 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 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 incumbered 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

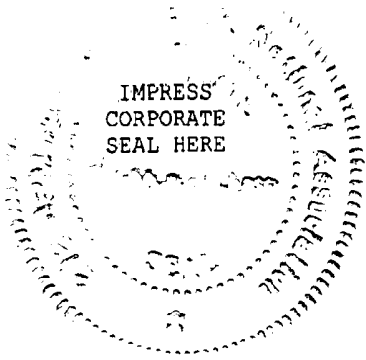
Permanent Real Estate Index Number(s): 25-21-105-020-0000
Address(es) of Real Estate: 11157 S. Parnell Avenue, Chicago, IL 60628

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 VP President, and attested by its Retail Office Secretary, this 17 day of December, 2004

NAME OF CORPORATION: JPMorgan Chase Bank, N.A. successor by merger with Bank One, NA

BY: [Signature] PRESIDENT
Dan Cirra - Vice President
ATTEST: [Signature] SECRETARY
DeAngela Hegwar - Retail Officer

PREMIER TITLE

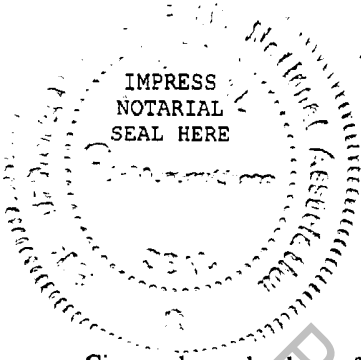


City of Chicago
Dept. of Revenue
364237
01/03/2005 10:41 Batch 11831 19

Real Estate
Transfer Stamp
\$472.50

UNOFFICIAL COPY

State of Wisconsin, County of Milwaukee ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jan Cifa personally known to me to be the Vice President of the JPMorgan Chase Bank, N.A. successor by merger with Bank One, NA, corporation, and Angela Howard personally known to be the Retail Officer Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such Vice President and Retail Officer Secretary, 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 17 day of February 2006
 Commission expires 09/25 2006
Athena Pagel
 NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
 Thomas J. Anselmo
 1807 W. Dirbl Road, #333
 Naperville, IL 60563-1890

MAIL TO:
 Ann Kahn
 Attorney at Law
 7307 N. Cicero Avenue #B
 Lincolnwood, IL 60712

OR RECORDERS OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
 River Group Inc.
 7307 N. Cicero Avenue #B
 Lincolnwood IL 60712

RE647

COOK COUNTY REAL ESTATE TRANSACTION TAX

REVENUE STAMP

JAN -3.05

0000149127

REAL ESTATE TRANSFER TAX
0003150
FP326670

STATE OF ILLINOIS

STATE TAX

JAN -3.05

0000074520

REAL ESTATE TRANSFER TAX
0006300
FP326669

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

UNOFFICIAL COPY

LOT 28 AND THE SOUTH 10 FEET OF LOT 27 IN BLOCK 3 IN SHELDON HEIGHTS, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office