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SPECIAL WARRANTY DEED

MAIL TO: Andre L Sallay
11542 S. ADA St.
Chicago IL 60643

Doc#: 0502711318
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 01/27/2005 01:10 PM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

ANDRE L. SALLAY
11542 S. ADA St.
CHICAGO IL 60643

RECORDER'S STAMP

THE GRANTOR: JP MORGAN CHASE BANK, AS TRUSTEE, created and existing under and by virtue of the laws of the State of _____ for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to: ANDRE SALLAY
11542 S. ADA, CHICAGO, ILLINOIS 60643

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 196 AND THE EAST 1/2 OF LOT 197 IN BLOCK 3 IN YOUNG AND CLARKSON'S THIRD ADDITION TO KENSINGTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 13.565 FEET THEREOF) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-28-205-007-0000
Property Address: 109 W. 119TH ST., CHICAGO, IL 60628


JPC

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

STATE TAX

STATE OF ILLINOIS



JAN.25.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004713

REAL ESTATE TRANSFER TAX


0006800

FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN.25.05

REVENUE STAMP

0000004922


REAL ESTATE TRANSFER TAX

0003400

FP 103028

CITY TAX

CITY OF CHICAGO



JAN.25.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012355

REAL ESTATE TRANSFER TAX

0051000

FP 102812

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GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

In Witness Whereof, said Grantor has caused its name to be signed to by JP MORGAN CHASE BANK, AS TRUSTEE, these presents by its A.V.P, and attested by its Asst Sec this 1 day of Dec, 2004

JP MORGAN CHASE BANK, AS TRUSTEE

Attest: [Signature] By: [Signature]

STATE OF CA.)
)ss
County of San Diego)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Sharmel Dawson-Tyau personally known to me to be the Asst S.P of RTC, and Ellis Hayes personally known to me to be the Asst Sec said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such A.V.P and Asst Sec, they signed and delivered the said instrument, 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 1 day of Dec, 2004
Commission expires 3-19-, 2006

[Signature]
NOTARY PUBLIC



MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:
KROPIK, PAPUGA & SHAW
120 South LaSalle
Chicago, Illinois 60603

San Diego County Clerk's Office