

0434056214

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

No. 801 REC
February 1996

WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

0434056214



Doc#: 0508142287
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/22/2005 01:47 PM Pg: 1 of 2

Above Space for Recorder's use only

THE GRANTOR

JP Morgan Chase Bank, as Trustee, by Residential Funding Corp. as Attorney in Fact under a limited power of attorney recorded as document #95091746

a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, for and in consideration of _____
TEN _____ DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

River Group Incorporated

FIRST AMERICAN

File # 989081 10F

a corporation organized and existing under and by virtue of the laws of the State of _____ having its principal office at the following address 7303 North Cicero Avenue, Ste. B, Lincolnwood, Illinois 60712, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

THE SOUTH 5 FEET OF LOT 2 AND LOT 3 IN BLOCK 45 IN HILL'S ADDITION TO SOUTH CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 21-31-312-043

Address(es) of Real Estate: 8404 South Saginaw Avenue, Chicago, Illinois 60617

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its AV. President, and attested by its ASA. Secretary, this 24 day of

Feb, 2005

JP Morgan Chase Bank, as Trustee, by Residential Funding Corp. as Attorney in Fact under a limited power of attorney recorded as document #95091746

(Name of Corporation)

Impress
Corporate Seal
Here

By: [Signature] Sharmel Dawson-Tyau AV. President

Attest: [Signature] Michelle Morey Secretary

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Corporation to Corporation

STATE OF ILLINOIS
STATE TAX
MAR. 16. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00070.00
FP 103027

REAL ESTATE TRANSFER TAX
00525.00
FP 102812

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 16. 05
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00035.00
FP 103028

CITY OF CHICAGO
MAR. 16. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
CITY TAX

State of Illinois, County of SAN JUAN, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Sharnel Tyson-Tyau personally known to me to be the ASST V. president of the JP Morgan Chase Bank, as trustee, by Residential Funding Corp. as Attorney in Fact under a limited power of attorney, recorded as document # 95091746
Michelle Morey personally known to me to be

P.L. ROBINSON the ASST Secretary of said corporation, and personally known to me to be COMM. #1347412 the same persons whose names are subscribed to the foregoing instrument, appeared before me this day
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires March 19, 2008
in person and severally acknowledged that as such ASST V. President and ASST Secretary, they signed and delivered the said instrument and caused the corporate seal of said

IMPRESS NOTARIAL SEAL HERE
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 24 day of Feb, 2005
Commission expires 3-19-08
NOTARY PUBLIC

This instrument was prepared by Patrick Carey, 2630 Flossmoor Rd., Suite 201, Flossmoor, IL 60422
(Name and Address)

MAIL TO: River Group Inc.
(Name)
7303 N. Cicero Ave. Suite B
(Address)
Lincolnwood, IL 60712
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
River Group Incorporated
(Name)
7303 N. Cicero Ave. Ste. B
(Address)
Lincolnwood, IL 60712
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____