

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

MAIL TO: River Group Inc.
7303 N. Cicero Ave. Suite B
Lincolnwood, IL 60712

Doc#: 0512614158
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/06/2005 09:37 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

River Group Inc.
7303 N. Cicero Ave. Suite B
Lincolnwood, IL 60712

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: RIVER GROUP, INC.
7303 NORTH CICERO AVE
STE. B
LINCOLNWOOD, IL 60712

FIRST AMERICAN
939160
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all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 6 IN SUBDIVISION OF LOT 7 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-16-211-019-0000
Property Address: 4815 W. QUINCY ST. CHICAGO IL 60644

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.

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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-D and attested by its Asst Sec this 19 day of April, 2005

JP MORGAN CHASE BANK, AS TRUSTEE

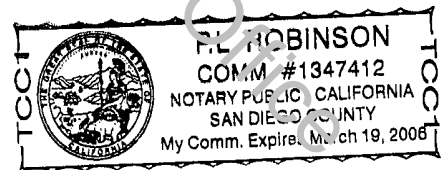
Attest: Michelle Morey By: Sharmel Dawson-Tyau
Sharmel Dawson-Tyau

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 A-V-D of Ria and Michelle Morey 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-D 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 19 day of April, 2005
Commission expires 3-19, 2006

P. D. R.
NOTARY PUBLIC



MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

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

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LOT 6 IN SUBDIVISION OF LOT 7 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY -3.05
REVENUE STAMP

0000009223

REAL ESTATE TRANSFER TAX	00086.00
FP 103028	

STATE TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAY -3.05

0000009017

REAL ESTATE TRANSFER TAX	00172.00
FP 103027	

CITY OF CHICAGO

CITY TAX
MAY -3.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

127100000 #

REAL ESTATE TRANSFER TAX	01290.00
FP 102812	