

UNOFFICIAL COPY

FIRST AMERICAN

File # 891145



Doc#: 0521502101  
Eugene "Gene" Moore Fee: \$60.00  
Cook County Recorder of Deeds  
Date: 08/03/2005 10:52 AM Pg: 1 of 3

111

SPECIAL WARRANTY DEED

MAIL TO: Community Initiatives, INC.  
222 S. Riverside Plaza # 2200  
Chicago, IL 60606

NAME & ADDRESS OF TAXPAYER: Community Initiatives, INC  
222 S. Riverside Plaza # 2200  
Chicago, IL 60606

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 OHIO for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to: COMMUNITY INVESTMENT CORPORATION  
222 S. RIVERSIDE PLAZA, SUITE 2200, CHICAGO, IL 60606

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

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-14-411-037-1008  
Property Address: 3256 W. POLK, UNIT 101-D, CHICAGO, IL 60624

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 VP, and attested by its Asst Secretary this 24 day of June, 2008.

JP MORGAN CHASE BANK, AS TRUSTEE

Attest: Paul J. Robinson By: Bill Mueller  
**Bill Mueller**

STATE OF California  
County of San Diego <sup>SS</sup>

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bill Mueller personally known to me to be the VP of J.P. Morgan, and Paul J. Robinson personally known to me to be the Asst Secretary 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 VP and Asst Secretary 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 24 day of June, 2008.  
Commission expires \_\_\_\_\_, 2008

Michelle Morey  
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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PARCEL 1: UNIT NUMBE 101D IN THE 3256 WEST POLK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 AND THE WEST 25 FEET OF LOT 27 IN BLOCK 13 OF E.A. CUMMINGS AND COMPANY'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40 RODS THEREOF AND NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED IN EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011232126 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE 3256 WEST POLK CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 0011232126.

CITY TAX




CITY OF CHICAGO  
JUL. 28. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016877

REAL ESTATE TRANSFER TAX	0018750
REAL ESTATE TRANSFER TAX	FP 102812

STATE TAX




STATE OF ILLINOIS  
JUL. 28. 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013355

REAL ESTATE TRANSFER TAX	0002500
REAL ESTATE TRANSFER TAX	FP 103027

COUNTY TAX



COOK COUNTY  
JUL. 28. 05

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000013561

REAL ESTATE TRANSFER TAX	0001250
REAL ESTATE TRANSFER TAX	FP 103028