

UNOFFICIAL COPY



Doc#: 0610420016 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2006 07:41 AM Pg: 1 of 3

MAIL TO:

Allen Phelps
1145 Segovia Rd.
Naperville, IL 60540

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 16 th day of March, 2006., between **JP Morgan Chase Bank, as Trustee**, a corporation created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Allen L. Phelps and Melissa B. Zellner**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

3 PG
C.F.

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the 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, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **16-09-100-035-1011**
PROPERTY ADDRESS(ES):

737 North Central Avenue #205, Chicago, IL, 60644

IN WITNESS WHEREOF, said party of the first part has caused by its VICE President and _____ Secretary, the day and year first above written.

KC

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PLACE CORPORATE

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

JP Morgan Chase Bank, as Trustee

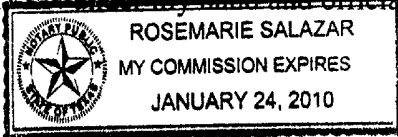
Stacey Bayley
By Stacey Bayley
Vice President

SEAL HERE

STATE OF TX)
) SS
COUNTY OF Harris)

I, Rosemarie Salazar, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stacey Bayley, personally known to me to be the Vice President for JP Morgan Chase Bank, as Trustee, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Vice President, he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16th day of March, 2006.



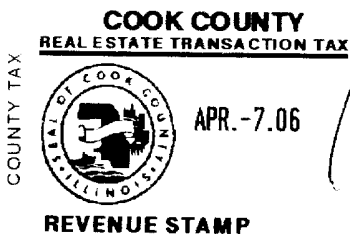
Rosemarie Salazar
NOTARY PUBLIC

My commission expires: _____

This Instrument was prepared by PIERCE & ASSOCIATES
1 North Dearborn, Suite 1300, Chicago, IL 60602
BY: Meeghan Holly

PLEASE SEND SUBSEQUENT TAX BILLS TO:

ALLEN L. PHELPS
1145 SEQUOIA RD
NAPERVILLE, IL 60540



8205200000 #
REAL ESTATE TRANSFER TAX
0001250
FP 103028

CITY TAX
REAL ESTATE TRANSACTION TAX
APR.-7.06
0000002534 #
FP 102812
0018750
REAL ESTATE TRANSFER TAX

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR.-7.06
0000024873 #
FP 103027
0002500
REAL ESTATE TRANSFER TAX

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EXHIBIT A

UNIT 205 AS DELINEATED ON THE SURVEY OF THAT CERTAIN PARCEL OF REAL ESTATE BEING LOT 9 IN BLOCK 4 IN AUSTINVILLE BEING A. MERRICK'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22861429 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 737 NORTH CENTRAL AVENUE, #205, CHICAGO, IL 60644.

Property of Cook County Clerk's Office