

# UNOFFICIAL COPY



SPECIAL  
WARRANTY DEED

F.A.T.D.C.

File # 1634890



Doc#: 0812040043 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/29/2008 10:09 AM Pg: 1 of 3

THIS INDENTURE, made this 14th day of March 2008, between JP Morgan Chase Bank N.A. As Trustee GRANTOR a Corporation created and existing under and by virtue of the laws of the State of TX and 687 Property Group, LLC GRANTEE, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND COVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and the State of Illinois know and legally described on **Exhibit A attached hereto.**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto.**

*See Exhibit "A" attached hereto and made a part hereof*

*ZHC*

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by it authorized signing officer.

Dated this 14 day of March, 20 08.

JP Morgan Chase Bank N.A. As Trustee by Attorney in Fact Residential Funding LLC fka Residential Funding Corp

IMPRESS  
CORPORATE SEAL  
HERE

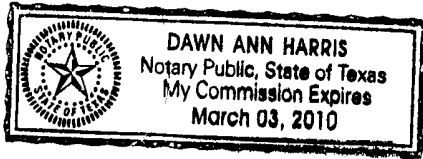
BY: [Signature]  
Print Name: RYAN KELLY

Attest: [Signature]  
Print Name: Justin Jung

STATE OF Texas, COUNTY OF Dallas SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Kelly and Justin Jung, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of March, 20 08.

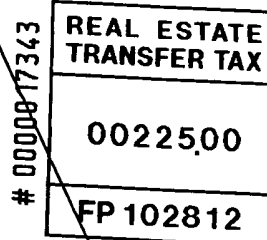
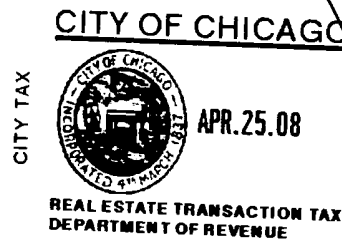
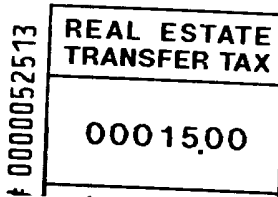
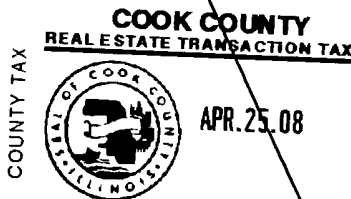
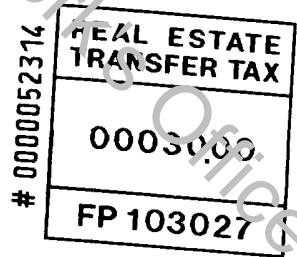
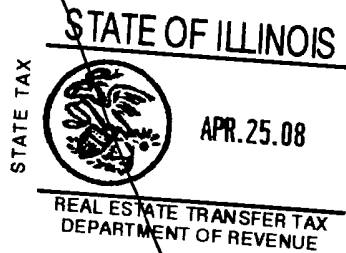


[Signature] (Notary Public)

Prepared by:  
Bruce K. Shapiro, Esq.  
555 Skokie Blvd.,  
Suite 500  
Northbrook, IL 60062

Mail To:  
Erik Sachs  
687 North Milwaukee  
Chicago, IL 60602

Name and Address of Taxpayer:  
687 Property Group, LLC  
687 North Milwaukee  
Chicago, IL 60602



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## Exhibit "A" – Legal Description

UNIT 102 IN THE 7819-23 SOUTH KINGSTON AVENUE CONDOMINIUM, TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 28 AND 29 IN BLOCK 16 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701709166

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 21-30-328-004

Address of Real Estate: 7819 Kingston Avenue, Unit 102, Chicago, IL 60649

Property of Cook County Clerk's Office