

# UNOFFICIAL COPY



Doc#: 0829511084 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2008 11:38 AM Pg: 1 of 6

Property of Cook County Clerk's Office  
140981

## SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 2 day of Oct, 2008, by and between BANK OF NEW YORK FKA JP MORGAN CHASE BANK N.A. a corporation (hereinafter "Grantor"), and SUPAPORN SABGRANON (hereinafter "Grantee").

### WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the City of CHICAGO, County of Cook, State of IL and described on Exhibit "A" attached hereto and incorporation herein by reference, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free

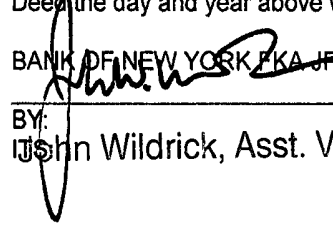
**BOX 441**

WCB

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and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year above written.

  
BANK OF NEW YORK FKA JPMORGAN CHASE BANK N.A.

BY: John Wildrick, Asst. Vice President

PREPARED BY:  
BANK OF NEW YORK  
530 S. MAIN ST.  
SUITE 1031  
AKRON, OHIO 44311

RETURN TO:  
KATHY RIVERA  
1604 ARLINGTON  
BOLINGBROOK, IL. 60440

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STATE OF Georgia )  
 ) SS.  
COUNTY OF Muscogee )

On this 2 day of Oct, 2008, before me  
Appeared

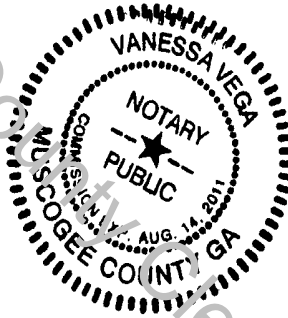
~~John Wildrick, Asst. Vice President~~  
\_\_\_\_\_, to me personally known, who being by me duly sworn, did say that they are  
the \_\_\_\_\_ and \_\_\_\_\_ of  
BANK OF NEW YORK FKA JP MORGAN CHASE BANK N.A. a

\_\_\_\_\_ corporation, the corporation that  
executed the within and foregoing instrument and that said instrument was  
signed and sealed in behalf of said corporation by authority of its Board of  
Directors, said \_\_\_\_\_ and \_\_\_\_\_  
acknowledged said instruments to be the free act and deed of said corporation.

Notary Public

\_\_\_\_\_ County  
My Commission Expires:

*Vanessa Vega*



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## EXHIBIT "A"

UNIT NUMBER 1901 IN 6030 NORTH SHERIDAN CONDOMINIUM AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE SOUTH 4.5 FEET OF LOT 2 AND ALL OF LOTS 3, 4, 5, 6 AND 7 IN BLOCK 15 IN COCHRAN'S SECOND ADDITION TO EDGEWATER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT INTERSECTION OF THE WEST LINE OF LOT 2 AND THE NORTH LINE OF THE SOUTH 4.5 FEET OF LOT 2 OF AFOREMENTIONED COCHRAN'S ADDITION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, BEING ALSO THE EASTERLY LINE OF A 15' PUBLIC ALLEY, A DISTANCE OF 28.86 FEET; THENCE EASTERLY, PERPENDICULAR TO SAID WEST LOT LOT 3, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE EXTERIOR SURFACE OF THE 22 STORY SECTION OF THE BUILDING AT 6030 N. SHERIDAN ROAD; THENCE CONTINUING EAST, A DISTANCE OF 34.55 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 2 COURSES AND DISTANCES; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 12.86 FEET; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 12.86 FEET; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 30.75 FEET TO THE BACK OF A CONCRETE CURB AS MEASURED AND LOCATED ON MARCH 25, 2002; THENCE CONTINUING EAST, A DISTANCE 2.15 FEET ALONG SAID CURB LINE OF THE FOLLOWING COURSES AND DISTANCES, THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 4.17 FEET, FOR AN ARC LENGTH OF 8.11 FEET TO A POINT OF TANGENCY; THENCE EAST ALONG SAID CURB, A DISTANCE OF 7.32 FEET TO WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ALONG SAID WEST LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 14.29 FEET TO THE EXTERIOR SURFACE OF THE 1 STORY SECTION OF THE BUILDING 6030 N. SHERIDAN ROAD; THENCE CONTINUING WEST, A DISTANCE OF 38.37 FEET; THENCE CONTINUING WEST, A DISTANCE 26.74 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.64 FEET TO THE SOUTH EXTERIOR SURFACE OF SAID 22 STORY SECTION; THENCE CONTINUING NORTH, A DISTANCE OF 14.71 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 4 COURSES AND DISTANCES; THENCE EAST ALONG A LINE, A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 165.46 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.42 FEET TO SAID POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED

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PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN(S): 14-05-214-035-1221

CKA: 6030 NORTH SHERIDAN ROAD APT#1901, CHICAGO, IL, 60660

Property of Cook County Clerk's Office


City of Chicago  
 Dept. of Revenue  
 564966  
 10/10/2008 15:07 Batch 32698 76



Real Estate  
 Transfer Stamp  
 \$1,365.00

STATE TAX

STATE OF ILLINOIS



OCT. 10.08


REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000056960

REAL ESTATE TRANSFER TAX
00130.00
FP 103037

COUNTY TAX

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX



OCT. 10.08

REVENUE STAMP

# 0000048232

REAL ESTATE TRANSFER TAX
00065.00
FP 103042

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PERMITTED EXCEPTIONS

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF

COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD

BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE

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