UNOFFICIAL COPY

Doc#: 0829635037 Fee: \$62.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/22/2008 10:01 AM Pg: 1 of 3

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08-05396

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, AMTRUST BANK, fka Ohio Savings Bank, (the "Grantor"), 200 AMTRUST BANK PLAZA, 1801 EAST NINTH ST, CLEVELAND, OH 44114, for and in consideration of TWO HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$281,500.00) and other good and valuable consideration received from DANA BRODY, (the "Grantee"), and to Grantees heirs and assigns, whose tax mailing address will be, 1301 W. MADISON STREET #517, CHICAGO, IL 60607, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in COOK County, irrinois, and more particularly described as follows:

SEE ATTACHED LEGAL

Parcel ID 17-17-104-041-1142 / Property Address: 1301 W. MADISON STREET #517, CHICAGO, IL 60607

To have and to hold the bove granted and bargained premises, with the appurtenances thereof, unto the said Crantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Gran'ee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEI: SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or inrough Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantes, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed

as of SEPTEMBER 16TH 2008 Signed and Acknowledged in the Presence of:

AMTRUST BANK, fka Ohio Savings Bank a federal savings bank

PATRICK BOWMAN, REO/FORECLOSURE

MANAGER

AMTRUST BANK

John J. Zachara
39 S. Lasalle #500
CHicko, IL 60003

UNOFFICIAL COPY

State of Ohio)
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 16th day of SEPTEMBER, 2008 personally appeared the above named PATRICK BOWMAN, REO/FORECLOSURE MANAGER OF AMTRUST BANK, fka Ohio Savings Bank who acknowledged to me that, with due authorization and as such officer, he did sign the foregoing instrument of said federal savings bank, and that the same was his free act and deed, individually and as such officer, and the free act

and deed of said federal savings bank.

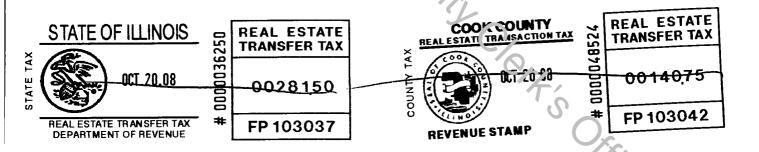
(SEAL)

Drafted By: AmTrust Bank 1111 Chester Ave, Mail Code OH98-0822 Cleveland OH 44114 MICHAEL S. ERB

Notary Public, State of Ohio

My Commission Expires Sept. 14, 2011

(Recorded in Cuyahoga County)



City of Chicago

Dept. of Revenue

565472

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EXHIBIT "A"

File No.: 2008-05398-PT

Commitment No.: 2008-05396-PT

PROPERTY DESCRIPTION

The land referred to in this commitment is described as follows:

UNIT NUMBER 1301-517 IN BLOCK Y CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 6, 7, 8, 9 AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 4-3-4, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DEGLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. S-49, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

ALTA Commitment
Exhibit "A"-Property Description

(2008-05396-PT-PFD/2008-05398-PT/27)