



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

283

08-05396

SPECIAL WARRANTY DEED

PREMIER TITLE

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, Illinois, 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 above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE 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 through 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 Grantee, 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

Renee L. Thatcher
Renee L. Thatcher

Patrick Bowman
PATRICK BOWMAN, REO/FORECLOSURE
MANAGER
AMTRUST BANK

Michael S. Erb
Michael S. Erb

Mail to:
John J. Zachara
39 S. LaSalle #500
Chicago, IL 60603

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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



[Signature]
Notary Public
My Commission expires on _____

MICHAEL S. ERB
Notary Public, State of Ohio
My Commission Expires Sept. 14, 2011
(Recorded in Cuyahoga County)

STATE TAX

STATE OF ILLINOIS

OCT 20 08

0000036250

REAL ESTATE TRANSFER TAX
0028150
FP 103037

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT 20 08

0000048526

REAL ESTATE TRANSFER TAX
0014075
FP 103042

REVENUE STAMP

City of Chicago
Dept. of Revenue
565472
10/20/2008 13:48 Batch 07253 78



Real Estate
Transfer Stamp
\$2,955.75

UNOFFICIAL COPY**EXHIBIT "A"**

File No.: 2008-05398-PT

Commitment No.: 2008-05398-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 DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.****THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. 8-49, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.**