

1001

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## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)

Doc#: 0905641003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2009 09:47 AM Pg: 1 of 3

MAIL TO:

Nazeer H. Chaudhry  
3673 W. Northshore  
Lincolnwood, IL 60712

NAME & ADDRESS OF TAXPAYER:

Nazeer H. Chaudhry  
2107 N. Pulaski Road #3S  
Chicago, IL 60639

3673 W. Northshore  
Lincolnwood, IL 60712

PREMIER TITLE

#08-06982

THE GRANTOR: JPMorgan Chase Bank, National Association as Trustee, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Nazeer H. Chaudhry, 3673 W. Northshore Street, Lincolnwood IL 60712, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

\* married

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 13-35-116-033-1013  
Property Address: 2107 N. Pulaski Road #3S, Chicago, IL 60639

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X [Signature] President, and attested by its X [Signature] Secretary, this X 10 day of X Dec,

20 09

Name of Corporation: JPMorgan Chase Bank, National Association as Trustee by: EMC Mortgage Corporation as its Attorney-in-Fact

IMPRESS  
CORPORATE SEAL  
HERE



By X [Signature] President

SUSAN F. CHRISTY  
VICE PRESIDENT

ATTEST: X [Signature] Secretary (SEAL)

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Maria Heinfeld  
Assistant Secretary

Maria Heinfeld  
Assistant Secretary

PREMIER TITLE COMPANY  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

C27-  
3

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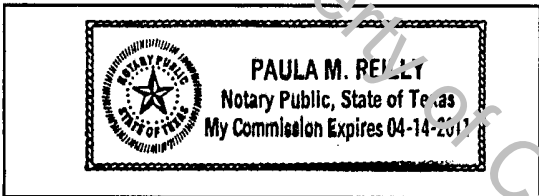
STATE OF TX )  
County of Denton )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
X Susan F Chnogy personally known to me to be the X Vice President of EMC Mortgage Corporation as Attorney-in-Fact for JPMorgan Chase Bank, National Association as Trustee, and  
X Maria Huntfeld personally known to me to be the X ASST Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and ASST Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 10 day of Dec, 2009

X Paula M. Kelly  
Notary Public

My commission expires on X 4, 14, 2011



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 2107 N. Pulaski Road #3S, Chicago, IL 60639

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
573044 \$278.25  
02/18/2009 10:31 Batch 10268 14



STATE TAX  
STATE OF ILLINOIS  
FEB. 18. 09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0002650  
# 00004025  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB. 18. 09  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
0001325  
# 000052304  
FP 103042

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## EXHIBIT 'A' Legal Description

File Number: 2008-06982-AU

UNIT 2107-3S, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2101-09 NORTH PULASKI CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 13, 2003 AS DOCUMENT NO.0322534019, IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2107 N Pulaski Rd.#3S, Chicago, IL 60639

PERMANENT INDEX NUMBER: 13-35-116-033-1013

Property of Cook County Clerk's Office