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SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)

53



Doc#: 0909626099 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2009 01:56 PM Pg: 1 of 3

World Title Guaranty, Inc.
880 N. York Road
Elmhurst, IL 60126

25497 1/1

THE GRANTOR, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, C/O EDELHEIT & ASSOCIATES, P.C., 25 BRAINTREE HILL PARK, SUITE 404, PRAINTREE, MA 01284, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS, SELL AND CONVEY UNTO THE GRANTEE, HUZefa HUSAIN, 1111 SAMSTAG COURT, NAPERVILLE, ILLINOIS 60563, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:


(SEE ATTACHED LEGAL DESCRIPTION)


COMMONLY KNOWN AS: 800 SOUTH WELLS STREET, UNITS 1451 AND M28, CHICAGO, ILLINOIS 60607

PERMANENT REAL ESTATE TAX PARCEL NO: 17-16-401-017-1024
17-16-401-018-1028

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, SUCCESSORS AND ASSIGNS FOREVER, THE SAID GRANTOR HEREBY COVENANTING THAT THE PREMISES ARE FREE AND CLEAR FROM ANY ENCUMBRANCE DONE OR SUFFERED BY GRANTOR; AND THAT THE 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, SUBJECT TO:

Second Installment Real Estate Taxes for 2008 and subsequent years; provisions, conditions, restrictions, options and easements of record.

STATE OF ILLINOIS	
	APR. - 3.09
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000041304	0009800
	FP 103037
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	APR. - 3.09
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000053591	0004900
	FP 103042
REVENUE STAMP	

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IN WITNESS WHEREOF, THE SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THIS SPECIAL WARRANTY DEED BY THE Vice President OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.*

20th DAY OF February, 2009.

SIGNED, ACKNOWLEDGED AND DELIVERED IN THE PRESENCE OF:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION *

BY: 

STATE OF FLORIDA)) ss.	*Affidavit of the FDIC as Receiver for
COUNTY OF DUVAL)		Washington Mutual Bank transferring
		ownership to JPMorgan Chase Bank, NA

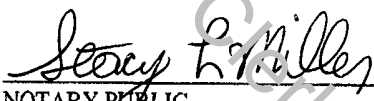
recorded in Cook County, Illinois
12/04/2008 as document 0833941042

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ELLIINA KHOTIMLANSKY, PERSONALLY KNOWN TO ME TO BE THE **VICE PRESIDENT** OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AND PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH Vice President, SIGNED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND THIS 20 DAY OF Feb, 2009



STACY L. MILLER
MY COMMISSION # DD 621922
EXPIRES: January 21, 2011
Bonded Thru Budget Notary Services


NOTARY PUBLIC
MY COMMISSION EXPIRES:


Prepared by: ELLINA KHOTIMLANSKY
For: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 270 PARK AVENUE, NEW YORK, NY 10017

After recording return to: ROBERT M. CLAES 2626 83RD St. DARIEN, IL

Mail Tax Bill to HuzeFA Husain 800 So. Wells St. Unit 1451 Chicago, IL 60607

* Power of Attorney authorizing the signatory of the deed recorded 12/4/08 as document # 0833941042 in Cook County, Illinois.

City of Chicago
Dept. of Revenue
575928
04/03/2009 11:01 Batch 00756 37



Real Estate Transfer Stamp
\$1,029.00

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EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

UNIT 1451 IN THE RIVER CITY PRIVATE RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S1451, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

PARCEL 3:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO, ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT 0010245091.

PARCEL 4:

UNIT M28 IN THE RIVER CITY MARINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86, TAKEN AS A TRACT, IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020244624, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

TAX MAP/ID NUMBER: 17-16-401-017-1024
17-16-401-018-1028

COMMONLY KNOWN AS: 800 SOUTH WELLS STREET, UNITS 1451 AND M28
CHICAGO, ILLINOIS 60607