

# UNOFFICIAL COPY



Doc#: 0911249047 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/22/2009 10:07 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Limited Liability Company)

2008-06924AA

### 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 valuable consideration 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

Phoenix IV, LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1707 Norman, Park Ridge IL 60068, party of the second part, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

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, their 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, their 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): 20-17-320-027-0000  
Address(es) of Real Estate: 6155 S. Loomis, Chicago, IL 60636

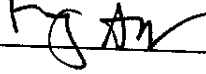
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its X Vice President, and attested by its X ASST. Secretary, this X 4 day of X March, 2009.

NAME OF CORPORATION: JPMorgan Chase Bank National Association as Trustee by: EMC Mortgage Corporation as its Attorney-in-Fact

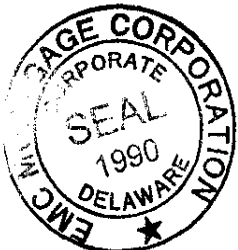
IMPRESS  
CORPORATE  
SEAL HERE

BY: X  PRESIDENT

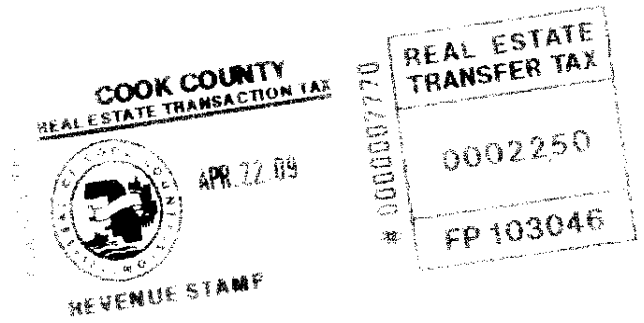
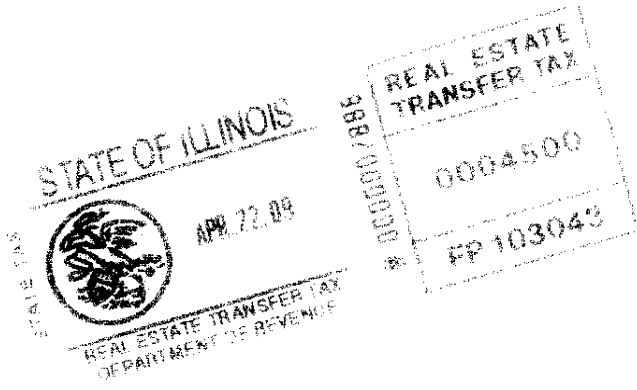
Teresa Nixon  
Vice President

ATTEST: X  SECRETARY

Ferry Askari  
Assistant Secretary



# UNOFFICIAL COPY



Property of Cook County Clerk's Office

City of Chicago Real Estate  
 Dept of Revenue Transfer Stamp  
 577054 \$472.50  
 04/21/2009 12:26 Batch 06280 19

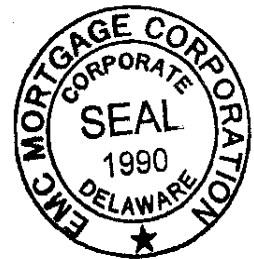


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State of X Texas, County of X Denton ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that X TERESA NIVON personally known to me to be the X Vice President of EMC Mortgage Corporation as Attorney-In-Fact for JPMorgan Chase Bank National Association as Trustee corporation, and X FERRY ASKARI personally known to me to be the X ASST. Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me 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 to be affixed thereto, pursuant to authority given by the Board of Directors 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.

IMPRESS  
NOTARIAL  
SEAL HERE

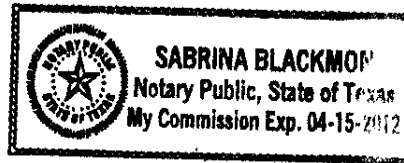
Given under my hand and official seal, this X 4 day of March 2009  
 Commission expires X 12.15 2012 X 3  
 NOTARY PUBLIC



Property Address: 6155 S. Loomis, Chicago, IL 60636

THIS INSTRUMENT WAS PREPARED BY:

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



MAIL TO:

Elizabeth T. Sewruk  
 Attorney At Law  
 1000 Jorie Boulevard Suite 36  
 Oakbrook, IL 60523

OR RECORDERS OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Phoenix IV LLC  
 1000 JORIE BLVD  
 STE 36  
 OAKBROOK, IL 60523

RE599B

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

# UNOFFICIAL COPY

LOT 27 IN BLOCK 2 IN RICHARD S. COX JR'S SUBDIVISION OF 10 ACRES IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office