

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)

Doc#: 0913155091 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2009 02:50 PM Pg: 1 of 2

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

25987

THE GRANTOR, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, C/O EDELHEIT & ASSOCIATES, P.C., 25 BRAINTREE HILL PARK, SUITE 404, BRAINTREE, 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, MARIANNA MOSKAL, 8245 WEST BELMONT AVENUE, RIVER GROVE, ILLINOIS 60171, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

UNIT NUMBER 3S8855, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 8 IN DEMPSTER AND GREENWOOD ACRES, A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM MADE BY CITIZENS BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1973 AND KNOWN AS TRUST NUMBER 66-1874 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22606721 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8855 NORTH GREENWOOD AVENUE, UNIT 3S, NILES, ILLINOIS 60714

PERMANENT REAL ESTATE TAX PARCEL NO: 09-14-309-014-1016

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.

VILLAGE OF NILES MRS
REAL ESTATE TRANSFER TAX
4-28-09
8855 Greenwood
#3S
17386 \$303.00

UNOFFICIAL COPY

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 THIS THE 24th DAY OF April, 2009.

SIGNED, ACKNOWLEDGED AND DELIVERED IN THE PRESENCE OF:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

BY: [Signature]

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, THE UNDERSIGNED, Kelley Livingston NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Kelley Livingston **Vice President** PERSONALLY KNOWN TO ME TO BE THE 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 24th DAY OF April IN PERSON AND ACKNOWLEDGED THAT AS SUCH, 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.

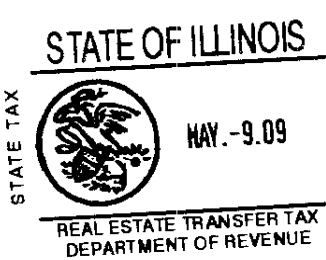
GIVEN UNDER MY HAND THIS 24 DAY OF April, 2009.



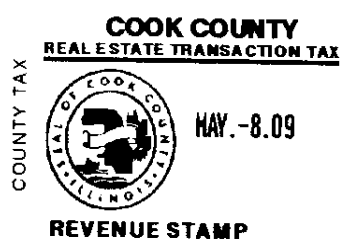
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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

After recording return to: MARIANNA MOSKAL 8855 N. GREENWOOD #35 NILES ILL
#35 NILES ILL
60714
Mail Tax Bill to: MARIANNA MOSKAL ↗



REAL ESTATE TRANSFER TAX
0010100
0000008057
FP 103043



REAL ESTATE TRANSFER TAX
0005050
0000007967
FP 103046