

UNOFFICIAL COPY



Doc#: 0916105001 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/10/2009 09:07 AM Pg: 1 of 4

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

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COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording

Mail To:

Forum Title Insurance Company  
33 W. Monroe Street; Suite 1150  
Chicago, IL 60603  
312-924-7355

10/4

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## SPECIAL WARRANTY DEED

**Mail to:**

*Peter Isaac*  
*Brown, Udell, Pomerantz & Debrahm, Ltd.*  
*1332 N. Halsted, Ste. 100*  
*Chicago, IL 60642*


**Grantees Address and**

**Send subsequent tax bills to:**

*Baljinder Bathla + Sagina Hanjrah*  
*1439 S. Prairie Ave, Unit A (68)*  
*Chicago, IL 60605*

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX




JUN.-4.09

REVENUE STAMP

**STATE OF ILLINOIS**

STATE TAX



JUN.-4.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000055398

REAL ESTATE TRANSFER TAX
00355.25
FP 103042

# 8000043114

REAL ESTATE TRANSFER TAX
00710.50
FP 103037

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 14 day of May, 2009, between **LASALLE BANK, NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMA LT SERIES 2007-OA3 TRUST**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **BALJINDER BATHIA**, a married person, **SAGINA FANRAH**, a married person, individually, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, LIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 17-22-110-035-1061

ADDRESS(ES): 1439 SOUTH PRAIRIE AVENUE UNIT A, CHICAGO, IL 60605

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
580134 \$7,460.25  
06/02/2009 14:52 Batch 07288 113




# UNOFFICIAL COPY

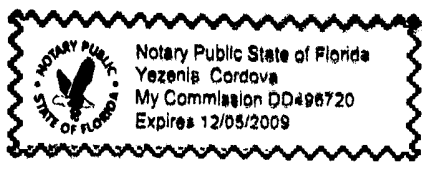
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) \_\_\_\_\_, (Name) \_\_\_\_\_, and attested to by its (Office) \_\_\_\_\_, (Name) \_\_\_\_\_, the day and year first above written.

BY: LASALLE BANK, NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OA3 TRUST BY JPMORGAN CHASE BANK ITS ATTORNEY-IN-FACT

By: \_\_\_\_\_ Attest: Christy Whyte  
State of FL )  
County of Dade ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rusty Smallwood, personally known to me to be a VICE PRESIDENT of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION and \_\_\_\_\_, personally known to me to be a VICE PRESIDENT of said company, 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth

Given under my hand and official seal, this 11 day of May, 2009.



Yezenis Cordova  
Notary Public

My commission expires on 12-5-09, 2009.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

\*(Strike the paragraphs that do not apply)

1. ~~As TENANTS IN COMMON,~~
2. ~~Not as TENANTS IN COMMON but as JOINT TENANTS~~
3. Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 68, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 963182335, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

P.I.N. (S): 17-22-110-035-1061

ADDRESS(ES): 1439 SOUTH PRAIRIE AVENUE UNIT A, CHICAGO, IL 60605

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