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SPECIAL WARRANTY DEED

(Corporation to Individual)
(Illinois)



Doc#: 0924412063 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/01/2009 09:47 AM Pg: 1 of 5

THIS AGREEMENT, made this 23rd day of July, 2009,
between JPMC SPECIALTY MORTGAGE F/K/A
WM SPECIALTY MORTGAGE, LLC, a corporation
created and existing under and by virtue of the laws of the
State of DE and duly authorized to transact business in the
State of Illinois, as GRANTOR, and ELISE R. YANDERS

X 1244 SUSANA M., Pittsburgh, PA 15212
(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in
consideration of the sum of Ten Dollars (\$10.00) and other
valuable consideration in hand paid by the GRANTEE(S),
the receipt whereof is hereby acknowledged, and pursuant
to authority of the Board of Directors of said corporation,
by these presents does REMISE, RELEASE, ALIEN AND
CONVEY unto the GRANTEE(S), and to her heirs and
assigns, FOREVER, all the following described real estate,
situated in the County of COOK and State of Illinois known
and described as follows, to wit:

UNIT NUMBER (S) 2A IN COURTYARD CONDOMINIUM, AS DELINEATED ON A
PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 27
(EXCEPT THE WEST 7 FEET THEREOF) ALL OF LOTS 28, 29 AND 30 (EXCEPT THE
EAST 15 FEET THEREOF) IN DALEY AND MCBRIDE'S SUBDIVISION OF BLOCK 9 IN
CLARK'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A"
TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 21, 2004, AS
DOCUMENT NUMBER 0420345140; TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTERESTS IN THE COMMON ELEMENTS

Together with all and singular the hereditaments and appurtenances thereto belonging,
or in anyway 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 GRANTOR, 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 GRANTEE(S), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to
and with the GRANTEE(S), 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 encumbered or
charged.

Permanent Real Estate Numbers: 20-25-130-035-1006
Address of the Real Estate: 1942 E. 74TH ST., CHICAGO, IL 60649

WEST AMERICAN
Doc # 1820347


1971
SKY

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STATE TAX

STATE OF ILLINOIS

AUG. 25.09



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000064549 #


REAL ESTATE TRANSFER TAX
0003250
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 25.09



REVENUE STAMP


191710000 #

REAL ESTATE TRANSFER TAX
0001625
FP 103028

CITY TAX

CITY OF CHICAGO

AUG. 25.09



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005944 #

REAL ESTATE TRANSFER TAX
0034125
FP 102812

Property of Cook County Clerk's Office

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

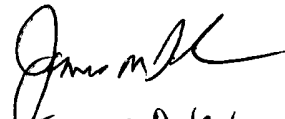
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its A.U.P., and, if applicable, to be attested by its A.V.P., the day and year first above written.

JPMC SPECIALTY MORTGAGE FKA/WI SPECIALTY
MORTGAGE, LLC

By _____


Perry Pollard
Assistant Vice President

Attest: _____


James Dolan
Assistant Vice President

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

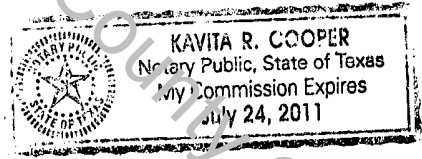
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STATE OF Texas)
COUNTY OF Denton)) ss.

I, Kavita R. Cooper, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Perry Pollard, personally known to me to be the AVP of JPMC SPECIALTY MORTGAGE F/K/A WM SPECIALTY MORTGAGE, LLC, a DE corporation, and James Polan, personally known to me to be the AVP 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 AVP and AVP, they signed and delivered the said instrument, 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.

Given under my hand and official seal, this 23rd day of July, 2009.

Kavita R. Cooper
Notary Public
Commission Expires 7/24/2011



MAIL TO:
Elise R. Yanders
1244 Resaca Pl
Pittsburgh, PA, 15212

SEND SUBSEQUENT TAX BILLS TO:
Elise R. Yanders
1244 Resaca Pl
Pittsburgh, PA, 15212

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit Number (S) 2A in Courtyard Condominium, as delineated on a plat of Survey of the following described tract of land: Lot 27 (except the West 7 feet thereof) all of Lots 28, 29 and 30 (except the East 15 feet thereof) in Daley and McBride's Subdivision of Block 9 in Clark's Subdivision of the East 1/2 of the Northwest 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded July 21, 2004, as Document Number 0420345140; together with its undivided percentage interest in the common elements.

Permanent Index #'s: 20-25-130-035-1006 Vol. 0262

Property Address: 1942 E. 74Th Street, Chicago, Illinois 60649

Property of Cook County Clerk's Office