

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)



Doc#: 0927155042 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2009 02:38 PM Pg: 1 of 3

09.01781 1st  
MAIL TO:  
PATRINA WEST  
P.O. Box 592  
Hazel Crest, IL 60429

### NAME & ADDRESS OF TAXPAYER:

Patrina West  
18 S. Leavitt Street #1  
Chicago, IL 60612

PREMIER TITLE

Property of Cook County Clerk's Office

THE GRANTOR: JPMorgan Acquisition Corporation, 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 good and valuable considerations 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 Patrina West, 18605 Augusta Lane, Hazel Crest IL 60429, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

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, his/her 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, his/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 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): 17-18-101-056-1001  
Property Address: 18 S. Leavitt Street #1, Chicago, IL 60612

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X Vice President, and attested by its X Asst Secretary, this X 7th day of X April 2009.

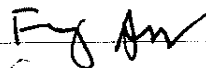
IMPRESS  
CORPORATE SEAL  
HERE



Name of Corporation: JPMorgan Acquisition Corporation by EMC Mortgage Corporation as its Authorized Signer

By X  (SEAL)  
President

Teresa Nixon  
Vice President

ATTEST: X  (SEAL)  
Secretary

Ferry Askari  
Assistant Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
589588 \$388.50  
09/21/2009 10:17 Batch 32607 47





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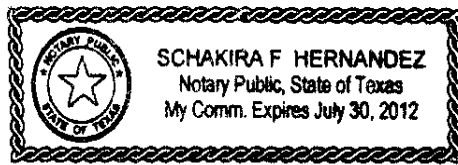
STATE OF Texas )  
County of Denton )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X TERESA NIXON personally known to me to be the X Vice President of EMC Mortgage Corporation as Authorized Signer for JPMorgan Acquisition Corporation, and X Ferny Askam personally known to me to be the X ASST Secretary 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 President and Secretary, they signed and delivered the said instrument and caused the corporate seal 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 notarial seal, this X 7 day of April, 2009

X Schakira F. Hernandez  
Notary Public

My commission expires on X July 30, 2009



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPHS  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

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

Attorney CARL Boyd  
Payer, Seller or Representative  
11538 S. Halsted Street  
CHICAGO IL 60678

Property Address: 18 S. Leavitt Street #1, Chicago, IL 60612

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE:5931B

TO  
FROM  
WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

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

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PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEAVITT STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020343154, IN THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THEREOF IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk

STATE TAX  
STATE OF ILLINOIS  
SEP. 28. 09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000003118  
REAL ESTATE TRANSFER TAX  
00037.00  
FP 103049

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 28. 09  
REVENUE STAMP  
# 0000003122  
REAL ESTATE TRANSFER TAX  
00018.50  
FP 103052