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Doc#: 0928918064 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/16/2009 12:59 PM Pg: 1 of 4

SPECIAL WARRANTY DEED Statutory Illinois

THE GRANTOR, JPMORGAN CHASE BANK, N.A. SUCCESSOR IN INTEREST PURSUANT TO PURCHASE AND ASSUMPTION AGREEMENT BY AND BETWEEN THE FDIC AND JPMORGAN CHASE, a Delaware Corporation, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, and pursuant to authority given by the members of said corporation, GRANTS, BARGAINS, SELLS, REMISES, RELEASES AND CONVEYS to the GRANTEES, LUXURY CONDOS CHICAGO, LLC, whose address is _____ the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Property: 2107 East 67th Street Apt 304, Chicago, IL 60649-2843

Permanent Real Estate Index Number: 70-24-402-023-1036

Address was supplied at the request of the proposed insured for information purposes only and is not a covered matter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or 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:

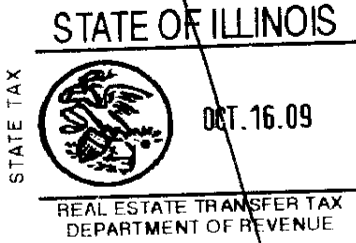
TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee forever.

Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit "B".

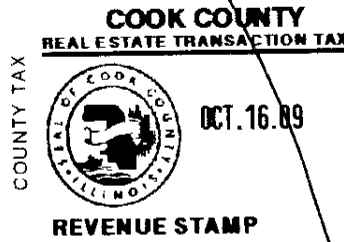


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# 0000047749	REAL ESTATE TRANSFER TAX
	00025.00
	FP 103037



# 0000060042	REAL ESTATE TRANSFER TAX
	00012.50
	FP 103042

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 6 day of Oct, 2009.

City of Chicago
Dept. of Revenue
591534
10/16/2009 11:31 Batch 01468 43

Real Estate Transfer Stamp
\$262.50

JPMORGAN CHASE BANK, N.A.
SUCCESSOR IN INTEREST PURSUANT
TO PURCHASE AND ASSUMPTION
AGREEMENT BY AND BETWEEN THE
FDIC AND JPMORGAN CHASE

By: [Signature]
[Title]
[Title]

STATE OF Fl.
COUNTY OF Duval

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that [Signature] personally known to me to be the [Signature] of JPMORGAN CHASE BANK, N.A. SUCCESSOR IN INTEREST PURSUANT TO PURCHASE AND ASSUMPTION AGREEMENT BY AND BETWEEN THE FDIC AND JPMORGAN CHASE, an Delaware corporation, and personally known to me to be the same person whose name is subscribed to the following instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

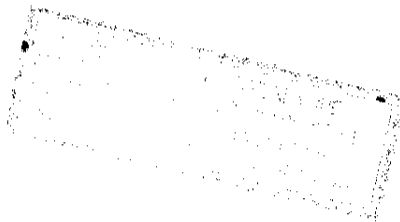
Given under my hand and official seal this 6 day of Oct, 2009.

[Signature]
NOTARY PUBLIC

(SEAL)
My Commission Expires: _____

PREPARED BY AND MAIL TO:
Title2Land, LLC
11851 Wentling Avenue
Baton Rouge, Louisiana 70816

MAIL TAX BILL TO:
LUXURY CONDOS CHICAGO, LLC



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EXHIBIT "A" LEGAL PROPERTY DESCRIPTION

UNIT 2107-304 IN THE 2101 EAST 67TH STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOTS 61, 62 AND LOT 63 (EXCEPT THE SOUTH 27 AND 1/2 FEET THEREOF) IN FIRST ADDITION TO BRYN MAWR HIGHLAND, BEING A SUBDIVISION OF THE NORTH THREE QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 5, 2005 AS DOCUMENT 0512519049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO: ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OF OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF THE FIRST REFUSAL.

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Being the same property acquired by JUDICIAL SALE DEED from TIMOTHY SHANEY to Washington Mutual Bank as Successor in Interest to Long Beach Mortgage Company dated January 16, 2008 and recorded January 22, 2008 as DOC #0802211264, of the official records of Cook County, Illinois.

Being the same property acquired by Receiver's Deed from Washington Mutual Bank to JPMorgan Chase, N.A., successor in interest pursuant to Purchase and Assumption Agreement by and between the FDIC and JPMorgan Chase, N.A., dated February 25, 2008 and to be recorded in the official records of Cook County, Illinois.

Municipal Address: 2107 East 6th Street Apt. 304, Chicago , IL, 60649-2843
Parcel ID: 20-24-402-023-1036

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Deputy Cook County Clerk's Office