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SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)



Doc#: 0930949021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2009 11:25 AM Pg: 1 of 3

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

26409 1/1

THE GRANTOR, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (THE "SAVINGS BANK") FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, ACTING AS RECEIVER FOR THE SAVINGS BANK AND PURSUANT TO ITS AUTHORITY UNDER THE FEDERAL DEPOSIT INSURANCE ACT, 12 U.S.C. § 1821 (d), 270 PARK AVENUE, NEW YORK, NEW YORK 10017, 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, MARK KRUKOWSKI, 4411 DENNY COURT, ROLLING MEADOWS, ILLINOIS 60008, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

UNIT NUMBER 116 AT 5600 N. ASTOR, IN SARATOGA CONDOMINIUMS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AND PARKING PARCELS 424 AND 425, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0334539143, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5600 ASTOR LANE, UNIT 116, ROLLING MEADOWS, ILLINOIS 60008

PERMANENT REAL ESTATE TAX PARCEL NO: 08-08-402-040-1223

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:**

General Real Estate Taxes for the year 2009 and subsequent years; provisions, conditions, restrictions, options and easements of record. Terms, conditions and provisions of the Declaration of Condominium recorded December 11, 2003 as Document No. 0334539143 (and as may be amended), in Cook County, Illinois.


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Property of *Thompson*
Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



NOV.-0.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000009343

REAL ESTATE TRANSFER TAX
0004200
FP 103043

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV.-5.09

REVENUE STAMP

0000009227

REAL ESTATE TRANSFER TAX
0002100
FP 103046