

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of 14  
AUGUST, 2009 between

JPMorgan Chase Bank, National Association,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Zohreh Ghavan Shahidi,

party of the second part.

**(GRANTEE'S ADDRESS):** 2805 Post Road, Madison, WI 53713

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restriction, as they appear of record

Permanent Real Estate Index Number: 14-05-209-027-1024 and 14-05-209-027-1116

Address of Real Estate: 6150 North Kenmore Avenue, Apartment 7C, Chicago, IL 60660

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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, 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 FOREVER DEFEND.

City of Chicago  
Dept. of Revenue  
594248  
11/17/2009 10:14

Real Estate  
Transfer Stamp  
\$756.00  
Batch 00784 48



37

PREMIER TITLE



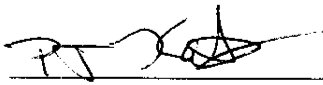
Doc#: 0932349066 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2009 02:56 PM Pg: 1 of 3

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The \_\_\_\_\_, 20\_\_

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.



**PJ Katsma**  
**VICE PRESIDENT**

JPMorgan Chase Bank, National Association

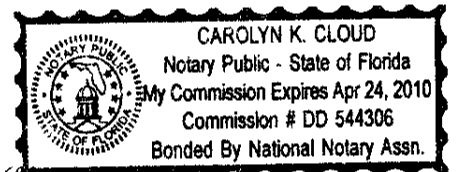
I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that **PJ Katsma**, personally appeared before me and acknowledged himself/herself as the **VICE PRESIDENT** of JPMorgan Chase Bank, National Association and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal this 14<sup>th</sup> day of Aug., 2009

My commission expires:

Signature: Carolyn K. Cloud

IMPRESS SEAL HERE



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Zohreh Ghavamshahidi @ 150 N. Kenmore #1 @  
CHICAGO IL 60610

Send Tax Bills To: Same

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

**UNOFFICIAL COPY**

EXHIBIT "A"

File No.: 2009-00460-PT

Commitment No.: 2009-00460-PT


**PROPERTY DESCRIPTION**

The land referred to in this commitment is described as follows:

UNIT NUMBER "7C" AND PARKING AREA 35 IN THE BRANDON SHORES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 5 AND 6 IN BLOCK 11 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1,320 FEET OF THE SOUTH 1,913 FEET THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97074410, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



NOV. 19.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000009525

REAL ESTATE TRANSFER TAX
00072.00
FP 103043

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV. 19.09

REVENUE STAMP

# 0000009409

REAL ESTATE TRANSFER TAX
00036.00
FP 103046