UNOFFICIAL COPYMENT

SPECIAL WARRANTY DEED (CORPORATION)

Doc#: 0934341052 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 12/09/2009 03:04 PM Pg: 1 of 2

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

27275 1/1

THE GRANTOR, BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WMALT 2007-OC1, BY ITS ATTORNEY-IN-FACT, JPMORGAN CHASE BANK, NATION/L ASSOCIATION, C/O EDELHEIT & ASSOCIATES, P.C., 25 BRAINTREE HILL PARK, SUITE 404, BRAINTREE, MASSACHUETTS 02184, 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, 3900 N. CHRISTIANA ACKNOWLEDGED, DOES BY THESE PRESENTS, SELL AND CONVEY UNTO THE GRANTEE, 3900 N. CHRISTIANA BUILDING, LLC, 2550 WELLLINGTON AVENUE, WESTCHESTER, ILLINOIS 60154, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

UNIT 1 IN THE 3900 N. CHRISTIANA AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 30 IN BLOCK 2 IN RACES SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYIL G NORTH OF ELSTON ROAD.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINUM RECORDED AS DOCUMENT NUMBER 0601918037, AND AS AMENDED FROM TIME TO TIME, TOCATHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3900 NORTH CHRISTIANA AVENUE, UNIT 1, CHICAGO, ILLINO'S 69618

PERMANENT REAL ESTATE TAX PARCEL NO: 13-23-204-042-1001

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 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 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.

City of Chicago

Dept\_of Revenue

595517

12/8/2009 13:14

Real Estate

Transfer

Stamp

\$248.75

Batch 478,616

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, THE SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THIS SPECIAL WARRANTY DEED BY THE UICE PRESIDENT OF IPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WMALT 2007-OC1, ON THE DAY OF DOLLAR OF 100 PC		
SIGNED, ACKNOWLEDGED AND DELIVERED IN THE PRESENCE OF:		
BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WMALT 2007-OC1, BY ITS ATTORNEY-IN-FACT, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION		
000000000	*Limited Power of A	ttorney
7);	authorizing the si	gnacory led
ITS: Molly Schenck Vice President	04/17/2009 as Docu	ment No.
	0910749009, in Coo	ok Councy
STATE OF FLORIDA ) ss.		
COUNTY OF DUVAL )		
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Molly Science, Personally known to me to be the Vice President. OF JPM CAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTFE FOR WMALT 2007-OC1, AND PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH THE FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AS THE TREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USE AND PURPOSES THEREIN SET FORTH.  GIVEN UNDER MY HAND AND SEAL, THIS DAY OF WORLD AND AND ACKNOWLEDGED THE SAID DAY OF WORLD AND ACKNOWLEDGED THAT AS THE TREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USE AND PURPOSES THEREIN SET FORTH.  KANDIE NICOLE GEORGE MY COMMISSION # DDB93649 EXPIRES MAY 27, 2013 FIORISM SET FORTH.  KANDIE NICOLE GEORGE MY COMMISSION # DDB93649 EXPIRES MAY 27, 2013 FIORISM SET FORTH.  KANDIE NICOLE GEORGE MY COMMISSION # DDB93649 FIORISM MY COMMISSION EXPIRES:		
Prepared by: ELLINA KHOTIMYLANSKY For: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 270 PARK AVENUE, NEW YORK, NY 10017		
After recording return to:  ### SAME AS BELOW  Mail Tax Bill to: 3900 N. CHRISTIANA BUILDING, LLC  ### JSSO WELLINGTON  WESTCHESTER, IL GOISY		
	TATE OF ILLINOIS 💂 🖪	EAL ESTATE
COOK COUNTY IN REAL ESTATE	DEC8.09	RANSFER TAX
Cook 20 18	DEC8.09 💆	0002350
TRANSFER TAX		
	AL ESTATE TRANSFER TAX # EPARTMENT OF REVENUE	FP 103037

FP 103042