

WT2 UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)



Doc#: 0934922066 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2009 02:24 PM Pg: 1 of 3

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

27327 1/2

THE GRANTOR, WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES (SERVICES) 2006-PR1 TRUST, BY ITS ATTORNEY-IN-FACT, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 7301 BAYMEADOWS WAY, JACKSONVILLE, FLORIDA 32256, 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, ANITA AFANDY AND ELSIE PAEZ, 1216 WEST WINNEMAC AVENUE, CHICAGO, ILLINOIS 60640, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

SEE ATTACHED "EXHIBIT A" LEGAL DESCRIPTION

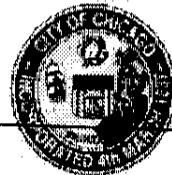
COMMONLY KNOWN AS: 7742 NORTH SHERIDAN ROAD, UNIT 2L, CHICAGO, ILLINOIS 60626

PERMANENT REAL ESTATE TAX PARCEL NO: 11-29-101-033-1022 AND 11-29-101-033-1043

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 and as created by the Lakeview Pointe Declaration of Condominium recorded January 21, 2003 as Document No. 0030097477 (and as may be amended), in Cook County, Illinois,

City of Chicago
Dept. of Revenue
595772

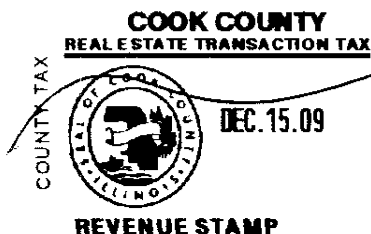


Real Estate
Transfer
Stamp

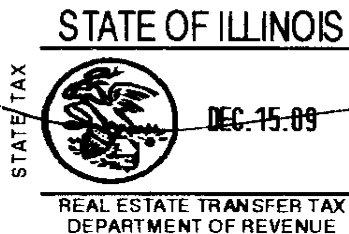
12/15/2009 13:27

\$1,916.25

Batch 493,566



COOK COUNTY REAL ESTATE TRANSACTION TAX	
# 0000062285	REAL ESTATE TRANSFER TAX
	0009125
	FP 103042



STATE OF ILLINOIS	
# 0000049991	REAL ESTATE TRANSFER TAX
	0018250
	FP 103037

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IN WITNESS WHEREOF, THE SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THIS SPECIAL WARRANTY DEED BY THE Vice President OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ATTORNEY-IN-FACT FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES (SERVICES) 2006-PR1 TRUST, THIS 12 DAY OF NOV, 2009

SIGNED, ACKNOWLEDGED AND DELIVERED IN THE PRESENCE OF:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES (SERVICES) 2006-PR1 TRUST, BY ITS ATTORNEY-IN-FACT, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

BY: [Signature] Vice President

ITS: Kelly Livingston

*LIMITED POWER OF ATTORNEY AUTHORIZING THE SIGNATORY OF THE DEED RECORDED 09/24/2009 AS DOCUMENT NO. 0926755107, IN COOK COUNTY, ILLINOIS

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 Kelly Livingston Vice President OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ATTORNEY-IN-FACT FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES (SERVICES) 2006-PR1 TRUST, 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 Vice President SIGNED AND DELIVERED THE SAID DEED PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF NOV, 2009



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by: ELLINA KHOTIMLANSKY
For: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 270 PARK AVENUE, NEW YORK, NY 10017

After recording return to: William Terpinas Jr., 501 West Colfax, Palatine, IL 60067

Mail Tax Bill to: ANITA AFANDY AND ELSIE PAEZ
7742 N. Sheridan Rd
Unit 2L
Chicago, IL 60626

UNOFFICIAL COPY**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1: UNITS 44 & T6 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: THAT PART OF LOT 7 IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C: ALL THAT PART OF THE EAST - WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF NORTH SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

TAX MAP/ID NUMBER (S): 11-29-101-033-1022 AND 11-29-101-033-1043

COMMONLY KNOWN AS: 7742 NORTH SHERIDAN ROAD, UNIT 2L

CHICAGO, IL 60626