

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)



Doc#: 1004141026 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/10/2010 11:14 AM Pg: 1 of 3

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

27628

THE GRANTOR, WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR3, BY ASSIGNMENT, 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, MOHAMMEDSAIF ALI, 8996 KENNEDY DRIVE #2F, DES PLAINES, ILLINOIS 60016, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

UNIT 2554-1 IN ROCKWELL ROSE CONDOMINIUM, AS DELINEATED ON THE PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN BLOCK 1 IN DEVON MAPLEWOOD ADDITION TO NORTH EDGEWATER, IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430927126; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2554 WEST ROSEMONT AVENUE, UNIT #1, CHICAGO, ILLINOIS 60659

PERMANENT REAL ESTATE TAX PARCEL NO: 13-01-204-039-1013

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:

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 development recorded 11/4/2004 as Document 0430927126 (and as may be amended), in Cook County, Illinois.

City of Chicago
Dept. of Revenue

597506



Real Estate
Transfer
Stamp

\$561.75

2/5/2010 10:06

dr00198

Batch 694,996

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. -5. 10

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00026.75
FP 103042

0000063972

STATE OF ILLINOIS



FEB. -5. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00053.50
FP 103037

000051676

