

1/1 2009-03282117

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

(Corporation to Individual)

Doc#: 1021055029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2010 11:28 AM Pg: 1 of 3

This Indenture made this day of 31

July, 2010 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

Higgins Land Trust,
Marcy S. BOATRICK, TRUSTEE
party of the second part.

(GRANTEE'S ADDRESS): 2139 N. Oketo, Chicago, IL 60707

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:

3

See Attached

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

Permanent Real Estate Index Number: 13-08-303-014-0000

Address of Real Estate: 6118 West Higgins Avenue, Chicago, IL 60630

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.

PREMIER TITLE

City of Chicago
Dept. of Revenue
603495



Real Estate
Transfer
Stamp
\$1,501.50

7/23/2010 11:36
dr00169

Batch 1,553,659

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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.

Molly Schenck
Molly Schenck
JPMorgan Chase Bank, National Association **VICE PRESIDENT**

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Molly Schenck, 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.

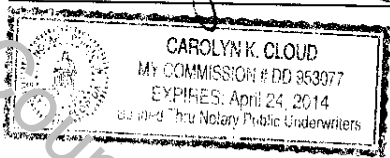
Given under my hand and seal this 3 day of June, 2010.

My commission expires:

Signature:

Carolyn K. Cloud

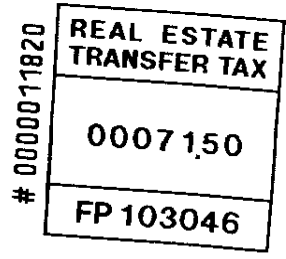
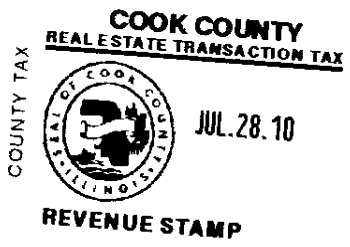
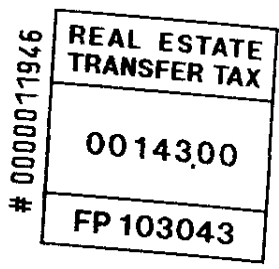
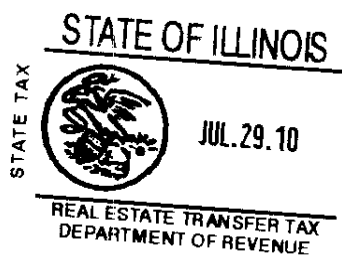
IMPRESS SEAL HERE



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

Mail To: HIGGINS LAND TRUST 3139 N. OKETO CHICAGO IL 60707

Send Tax Bills To: HIGGINS LAND TRUST 3139 N. OKETO CHICAGO IL 60707



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' EXHIBIT 'A'
Legal Description

File Number: 2009-03282-PT

LOT 5 (EXCEPT THE EAST 1/2 THEREOF) IN BLOCK 3 IN ANGELINA DYNIEWICZ PARK, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6118 W. Higgins Avenue, Chicago, IL 60630

PERMANENT INDEX NUMBER: 13-08-303-014-0000

Property of Cook County Clerk's Office