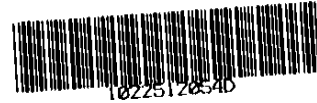


UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 1022512054 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2010 10:45 AM Pg: 1 of 3

Fidelity Natl Title
64930F

THIS AGREEMENT, made this 13th day of July 2010, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and GLACIER INTERNATIONAL CONSULTING CORPORATION as to an undivided one percent and DMI REAL ESTATE GROUP, LLC as to an undivided ninety nine percent as tenants in common

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

UNIT NUMBER 3809-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 800 S. INDEPENDENCE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0411434006, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, 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 GRANTEE(S), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its 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.

Permanent Real Estate Numbers: 16-14-314-044-1012

BOX 15

Address of the Real Estate: 3809 W. POLK ST. #3, CHICAGO, IL 60624

FIDELITY NATIONAL TITLE

S Y
P 3
S N
SC Y
INT AB

UNOFFICIAL COPY

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its VP, and, if applicable, to be attested by its VP, the day and year first above written.


JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By *Lauban* **Van Tran**
VICE PRESIDENT

Attest: *Molly* **Molly Schenck**
VICE PRESIDENT

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

CITY TAX	CITY OF CHICAGO	# 8000014667	REAL ESTATE TRANSFER TAX
	 AUG. 12. 10		00336.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102803

STATE TAX	STATE OF ILLINOIS	# 0000004616	REAL ESTATE TRANSFER TAX
	 AUG. 12. 10		00032.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102809

UNOFFICIAL COPY

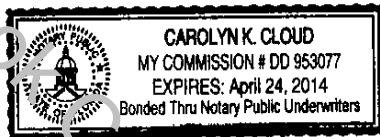
STATE OF Florida)
) ss.
COUNTY OF Duval)

I, Carolyn K. Cloud, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Van Tran, personally known to me to be the VICE PRESIDENT of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a MA corporation, and Molly Schenck, personally known to me to be the VICE PRESIDENT of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such VICE PRESIDENT and VICE PRESIDENT, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their 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 official seal, this 13 day of July 2010.

Carolyn K. Cloud
Notary Public

Commission Expires _____



MAIL TO:

ATTY DON Battaglia
3433 W. Sunset
Waukegan, Ill 60087

SEND SUBSEQUENT TAX BILLS TO:

Glacier International Consulting Corp.
269 S. Beverly Drive, Ste 475
Beverly Hills, CA 90212

