

We claim:

1. An isolated antibody, or antigen binding portion thereof, that
  - (i) specifically binds to human CD40
  - (ii) comprises a mutant Fc region having one or more mutations corresponding to one or more mutations in an IgG heavy chain comprising SEQ ID No: 7, wherein the antibody competes for binding to human CD40 with CP-870,893 or ChiLob, 2141.
2. The antibody or antigen binding portion thereof of Claim 1, wherein the antibody has an enhanced specificity of binding to FcγRIIb.
3. The antibody or antigen binding portion thereof of Claim 2 exhibiting an A/I ratio of less than 5.
4. The antibody or antigen binding portion thereof of Claim 3 exhibiting an A/I ratio of less than 1.
5. A nucleic acid encoding the heavy and/or light chain variable region of the antibody, or antigen binding portion thereof, of any one of Claims 1-4.
6. An expression vector comprising the nucleic acid of Claim 5.
7. A cell transformed with an expression vector of Claim 6.
8. A method of preparing an anti -human CD40 antibody, or antigen binding portion thereof, comprising:
  - a) expressing the antibody, or antigen binding portion thereof, in the cell of Claim 7; and
  - b) isolating the antibody, or antigen binding portion thereof, from the cell.
9. A pharmaceutical composition comprising:
  - a) the antibody, or antigen binding portion thereof, of any one of Claims 1-4; and
  - b) a carrier.

10. Use of a pharmaceutically effective amount of the composition of Claim 9 in the manufacture of a medicament for stimulating an immune response in a subject in need thereof.
11. The use of Claim 10, wherein the subject has a tumor and an immune response against the tumor is stimulated.
12. The use of Claim 10, wherein the subject has a chronic viral infection and an immune response against the viral infection is stimulated.
13. Use of a pharmaceutically effective amount of the composition of Claim 9 in the manufacture of a medicament for treatment of cancer in a subject in need thereof.
14. The use of Claim 13, wherein the cancer is selected from the group consisting of: bladder cancer, breast cancer, uterine/cervical cancer, ovarian cancer, prostate cancer, testicular cancer, esophageal cancer, gastrointestinal cancer, pancreatic cancer, colorectal cancer, colon cancer, kidney cancer, head and neck cancer, lung cancer, stomach cancer, germ cell cancer, bone cancer, liver cancer, thyroid cancer, skin cancer, neoplasm of the central nervous system, lymphoma, leukemia, myeloma, sarcoma, and virus-related cancer.
15. Use of a pharmaceutically effective amount of the composition of Claim 9 in the manufacture of a medicament for treatment of a chronic viral infection.