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Doc#: 1002757028 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2010 09:25 AM Pg: 1 of 3

Commitment Number: 2106093
Seller's Loan Number: 0691087100

This instrument prepared by Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-
9605

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

*Mail Taxes To
Mahesh Chokshi
Sonalben Chokshi
215 Lillian Pl.
Bartlett, IL 60103*

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
06-32-301-025

SPECIAL/LIMITED WARRANTY DEED

JPMC Specialty Mortgage, LLC, FKA WM Specialty Mortgage, LLC, whose mailing address is
7255 Baymeadows Way, Jacksonville, Florida 32256, hereinafter grantor, for \$255,000.00 (Two
Hundred Fifty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of
limited warranty to **Mahesh Chokshi** and **Sonalben Chokshi**, hereinafter grantees, whose tax
mailing address is 215 Lillian Pl., Bartlett, IL 60103, the following real property:

** husband and wife as tenants by the entirety*

All that certain parcel of land situated in the County of Cook, State of Illinois, being known
and designated as follows: LOT 25 IN LAKEWOOD MILL BEING A SUBDIVISION OF
PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED SEPTEMBER 23, 2003 AS DOCUMENT NUMBER 0326631068, IN COOK
COUNTY, ILLINOIS.

Tax/Parcel ID: 06-32-301-025

Property Address is: 215 Lillian Pl., Bartlett, IL 60103

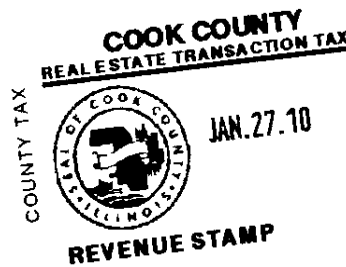
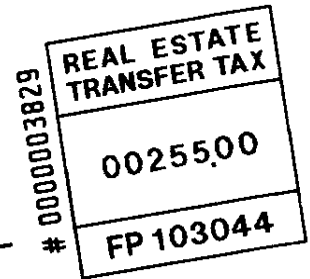
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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 0934147030



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Executed by the undersigned on Dec 24, 2009:

JCM
JPMC Specialty Mortgage LLC FKA WM Specialty Mortgage LLC


By: HAROLD HOLBROOK

Its: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on Dec 24, 2009 by HAROLD HOLBROOK its Vice President on behalf of **JPMC Specialty Mortgage LLC FKA WM Specialty Mortgage LLC**, who is personally known to me or has produced known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC-STATE OF FLORIDA
M. Rachael Singleton
Commission # DD577292
Expires: JULY 24, 2010
BONDED THRU ATLANTIC BONDING CO., INC.


Notary Public **M. Rachael Singleton**

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

