

UNOFFICIAL COPY



1015529021D

Doc#: 1015529021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/04/2010 11:53 AM Pg: 1 of 3

Property of Cook County Clerk's Office

COVER SHEET

Parks Title 16434D

C. J.

3

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SPECIAL WARRANTY DEED

This Agreement, made this 18th day of May, 2010, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a corporation created and existing under and by virtue of the laws of the State of FL, and duly authorized to transact business in the State of Illinois, party of the first part, and

DK Beckett Development, LLC, an Illinois Limited Liability Company, 1130 North Dearborn Ave. #2103, Chicago, IL 60610
party of the second part,

Witnesseth, that the party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

Lot 1 (except the North 30 feet thereof) and all of Lots 2 and 3 in Block 78 in Cornell in the Southeast 1/4 of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-26-417-037-0000

Commonly Known As: 7702-04 S Avalon Ave, Chicago, IL 60619

SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part. His/her/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.

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: *Brenda Oxford* **BRENDA OXFORD**
Vice President
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

State of Florida)
County of Duval) SS.

I, SARAH K Arnold, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BRENDA OXFORD VP, personally known to me to be the Authorized Representative of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a 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 Authorized Representative, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 18th day of May, 2010.

Sarah K Arnold
Notary Public

2/2/13
My Commission Expires

SARAH K. ARNOLD
MY COMMISSION #00857425
EXPIRES FEB 02, 2013
Notary Public - State of Illinois

City of Chicago
Dept. of Revenue
601593
6/4/2010 11:01
d/00111



Real Estate
Transfer
Stamp
\$299.25
Batch 1,204,323

This instrument Prepared by:
Potestivo & Associates, P.C.
134 N. LaSalle, Ste. 1110
Chicago, IL 60602

Neil Narut

Mail to:
~~DK Beckett Development, LLC, an Illinois Limited Liability Company~~
~~1130 North Dearborn Ave. #2103~~
Chicago, IL 60610
Picklin Lake
5915 Old Orchard Rd # 200
Skokie IL 60077

STATE OF ILLINOIS
STATE TAX

JUN.-4.10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

927550000 #
REAL ESTATE
TRANSFER TAX
0002850
FP 103037

SEND SUBSEQUENT TAX BILLS TO:
DK Beckett Development, LLC
1130 N Dearborn #2103
Chicago IL 60610

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JUN.-4.10
REVENUE STAMP

812790000 #
REAL ESTATE
TRANSFER TAX
0001425
FP 103042