

# UNOFFICIAL COPY

**PREPARED BY:**  
Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

First American Title  
Order # 2059264



Doc#: 1016240190 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2010 12:46 PM Pg: 1 of 2

1 of 2  
JS

**MAIL TAX BILL TO:**

Kelly Thompson and Kathleen Ahlstrom  
315 Des Plaines Avenue Unit #608  
Forest Park IL 60130

**MAIL RECORDED DEED TO:**

~~Kelly Thompson and Kathleen Ahlstrom~~  
~~Attorney John Gradel~~  
~~P.O. Box 1577~~  
~~OAK PARK IL 60304~~

## SPECIAL WARRANTY DEED

THE GRANTOR, JPMorgan Chase Bank, National Association, a corporation organized and existing under the laws of the State of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Kelly M. Thompson, and Kathleen M. Ahlstrom, *an unmarried woman*, 43 Briarwood Square, Indianhead Park, IL, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 608 IN THE CANTERBURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. LOT 14 IN HULLY'S SUBDIVISION OF BLOCKS 31 AND 32 AND THE NORTH 50 FEET OF BLOCK 33 (EXCEPT THE WEST 157 FEET THEREOF) ALL IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12. TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24267587, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 IN AND TO PARKING AREA NO. 608, AS DELINEATED AND SET FORTH IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS.

15-12-429-057-1048  
315 Des Plaines Avenue Unit#608, Forest Park, IL 60130

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, (except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 6<sup>th</sup> Day of April 2010

JPMorgan Chase Bank, National Association

By [Signature]  
Kelly Livingston Vice President

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 3542  
[Signature]  
Approved Date 6-14-10

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Special Warranty Deed - Continued

STATE OF Florida )  
 ) SS.  
COUNTY OF Duval )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kelly Livingston Vice President, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 6 Day of April 20 10

Melanie J Brinkley  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

