

UNOFFICIAL COPY



Doc#: 1030131102 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/28/2010 03:34 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

This Agreement made this ^{15th} day of October, 2010, between BANK OF AMERICA, N.A, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, 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

Nehajsa Niketic Gordana
ata Nick Niketic and ~~Gordana~~ *Gordana* Niketic, 7238 North Kenneth, Lincolnwood, Illinois 60712
party of the second part, *husband and wife, tenants by the entirety*

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 103 in Lincolnwood Estates First Addition, a Subdivision of Lots 11 and 14 and that part of Lots 10 and 15 lying West of the Right of Way of the Chicago Northern Railroad in Clark's Subdivision in the West 1/2 of the North West 1/4 of Section 34, Township 4 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 10-34-115-007-0000

Commonly Known As: 6923 N Kenton Ave, Lincoln Wood, Illinois 60712

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.

a.f.
2

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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.

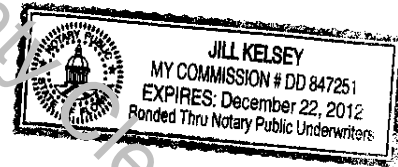
By: [Signature]
BANK OF AMERICA, N.A, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, Tina Corcoran, Authorized Signor

State of Florida)
County of Duval) SS.

I, Jill Kelsey ** Authorized Signor*, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Tina Corcoran*, personally known to me to be the Authorized Representative of BANK OF AMERICA, N.A, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, 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 15th day of October, 2010.

[Signature]
Notary Public



12-22-2012

My Commission Expires

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

Mail to :
~~Neil Niketic and Gordana Niketic~~
7238 North Kenneth
Lincolnwood, Illinois 60712

D. Danielle Grbic
8074 N. Milwaukee
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
Nebojsa Niketic and Gordana Niketic
6923 N. Kenton Ave
Lincoln Wood, Illinois 60712

STATE TAX

OCT. 28. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000059861
REAL ESTATE TRANSFER TAX
0070000
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

OCT. 28. 10
REVENUE STAMP

0000072156
REAL ESTATE TRANSFER TAX
0035000
FP 103042