

# UNOFFICIAL COPY



Doc#: 1032247134 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/18/2010 11:50 AM Pg: 1 of 3

Commitment Number: 2240732  
Seller's Loan Number: 301458231

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  
JM and PM Properties, LLC  
2436 North Western Ave  
Chicago, IL 60647*

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**14-18-313-051-1002**

## SPECIAL/LIMITED WARRANTY DEED

**JPMorgan Chase Bank, National Association**, whose mailing address is **7301 Baymeadows Way, 2nd Floor, Jacksonville, FL 32256, Mail Code: FL5-7317**, hereinafter grantor, for \$85,000.00 (Eighty Five thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JM & PM Properties, LLC**, hereinafter grantee, whose tax mailing address is **2436 North Western Ave., Chicago, IL 60647**, the following real property:

*\*All that certain parcel of land situated in the County of Cook, State of Illinois being known and designated as follows. @*

**PARCEL 1:**

**UNIT NUMBER 4245-2 IN THE 4245 NORTH LINCOLN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 36 IN JASPER'S MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDENS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT**

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**NUMBER 0726215156; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0726215156. THE GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.**

**Tax/Parcel ID: 14-18-313-051-1002**

**Property Address is: 4245 N. LINCOLN AVE., CHICAGO, IL 60618-2953.**

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 grantee forever.

Prior instrument reference: **1008510028**

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Executed by the undersigned on September 9, 2010:

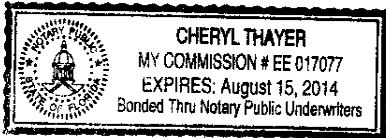
**JPMorgan Chase Bank, National Association**

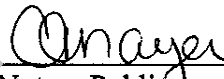
By:  Tina Corcoran

Its: Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on 9-9, 2010 by Tina Corcoran its Vice President on behalf of **JPMorgan Chase Bank, National Association**, who is personally known to me or has produced 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 Cheryl Thayer

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY ILLINOIS TRANSFER STAMP  
(If Required)**

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

Date: \_\_\_\_\_

City of Chicago  
Dept. of Revenue  
**606660**

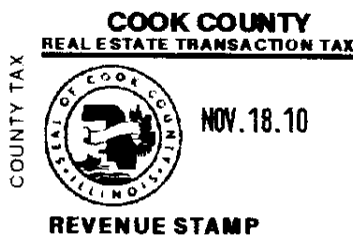


Real Estate  
Transfer  
Stamp

Buyer, Seller or Representative

11/3/2010 16:19  
dr00191

**\$892.50**  
Batch 2,022,176



REAL ESTATE TRANSFER TAX
0004250
FP 103039



REAL ESTATE TRANSFER TAX
00085.00
FP 103044