

UNOFFICIAL COPY

PREPARED BY:

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



Doc#: 1034335034 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2010 11:36 AM Pg: 1 of 2

MAIL TAX BILL TO:

First Merit Bank as Trustee #10108812
9851 W Irving Park Road
Schiller Park IL
60176

MAIL RECORDED DEED TO:

First Merit Bank as Trustee #10108812
Thomas Battista
321 N. Clark 2200
Chicago IL 60654

1/2 FIRST AMERICAN
File # 2127215

SPECIAL WARRANTY DEED

THE GRANTOR, JPMorgan Chase Bank, National Association, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to First Merit Bank as Trustee #10108812 ~~Signed for by Thomas Battista and Mark Battista~~, of 9851 W. Irving Park Rd Schiller Park, IL 60176- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

NA under trust agreement dated October 18, 2010 and known as trust number

THE SOUTH 40 FEET OF LOT 71 (AS MEASURED ON THE EAST LINE THEREOF) IN NORTH AVENUE HOME ACRES SUBDIVISION OF THE EAST 56 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, IN COOK COUNTY, ILLINOIS.

12-34-306-073
1920 N. 18th Avenue, Melrose Park, IL 60160

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 26 Day of Oct 20 10

JPMorgan Chase Bank, National Association

Kelly Livingston

Vice President

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Special Warranty Deed - Continued

STATE OF Fl.)
COUNTY OF Duval) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Kelly Livingston**, 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 26 Day of Oct 2010
Bla

Notary Public
My commission expires: _____

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

