

# UNOFFICIAL COPY

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Andrea Kerr  
6113 S. Kimbark 3N  
Chicago, IL 60637



Doc#: 1101833172 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2011 02:41 PM Pg: 1 of 3

**MAIL RECORDED DEED TO:**

Andrea Kerr  
c/o Valée L. SALONE, ESQ  
1808 S. STATE ST  
Chicago, IL 60616-1611

## SPECIAL WARRANTY DEED

THE GRANTOR, JP Morgan Chase Bank, National Association, a corporation organized and existing under the laws of the State of IA for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Andrea Kerr of 8914 S Chappel Chicago, IL 60617- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER GARDEN SOUTH IN 6113 S. KIMBARK CHAPEL VIEW CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 22 IN BLOCK 2 IN SUBDIVISION OF BLOCKS 1 AND 2 IN O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 12, 2004 AS DOCUMENT NUMBER 0422519013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE POS LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

20-14-408-037-1002 (underlying 20-14-408-002)  
6113 S. Kimbark Avenue, Unit GS, Chicago, IL 60637

1st AMERICAN TITLE order # 2139171  
1/2

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 19 Day of NOV 20 10

JP Morgan Chase Bank, National Association


By [Signature] **Kelly Livingston**  
Vice President

S Y  
P 3  
S N  
SC Y  
INT RR

# UNOFFICIAL COPY

STATE TAX

**STATE OF ILLINOIS**



JAN. 12. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000010582

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00085.00                 |
| FP 103027                |

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



JAN. 12. 11


REVENUE STAMP

# 0000010591

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00042.50                 |
| FP 103028                |

CITY TAX

**CITY OF CHICAGO**



JAN. 12. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000011944

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00892.50                 |
| FP 102812                |

Property of Cook County Clerk's Office

