

# UNOFFICIAL COPY

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



Doc#: 1104740122 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/16/2011 02:32 PM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Daniel J. Brueck

8240 Newland Ave.  
Burbank, IL 60459

**MAIL RECORDED DEED TO:**  
Daniel J. Brueck

## SPECIAL WARRANTY DEED

THE GRANTOR, JPMC Specialty Mortgage LLC, 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 Daniel J. Brueck, of 9832 S Rutherford Oak Lawn, IL 60453, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 8 AND 9 IN BLOCK 4 IN THE WEST 79TH STREET GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 19-31-113-023  
19-31-113-024  
**PROPERTY ADDRESS:** 8240 Newland Avenue, Burbank, IL 60459

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; 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 Jan 20 11

JPMC Specialty Mortgage LLC

By

**Kelly Livingston**  
**Vice President**

City of Burbank

\$ 375.00 THREE HUNDRED SEVENTY FIVE  
01/28/11 [Signature] DOLLARS & 00/100  
Real Estate Transaction Stamp

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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 19 Day of Jan 2011

BGM  
Notary Public  
My commission expires: \_\_\_\_\_

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

