

# UNOFFICIAL COPY



Doc#: 1116417031 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/13/2011 01:46 PM Pg: 1 of 5

**Prepared By:**

Leila H. Hansen, Esq.  
9041 S. Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

**After Recording Mail To:**

JP Morgan Chase Bank, NA  
270 Park Avenue 8th Floor  
New York, New York 10017

**Mail Tax Statement To:**

JP Morgan Chase Bank, NA  
270 Park Avenue 8th Floor  
New York, New York 10017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

TITLE OF DOCUMENT

REF# 1705757519  
ORD# 6639126

The Grantor(s) **Federal National Mortgage Association, by assignment**, for TEN AND NO/100 DOLLARS (\$10.00), in hand paid, convey(s) and quit claim(s) to **JP Morgan Chase Bank, NA**, whose address is 270 Park Avenue 8th Floor, New York, New York 10017, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: **5715 North Kimball Avenue, Unit GE, Chicago, Illinois 60659**

Permanent Index Number: **13-02-421-013 / 012 / 011**

Prior Recorded Doc. Ref.: **Deed: Recorded: October 9, 2009; Doc. No. 0328240083**

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural

Exemption Codes:

County: 74-106(2)

State: 35 ILCS 200/31-45(e)

FANNIE MAE/NDTS  
43686742 IL  
FIRST AMERICAN ELS 8  
QUIT CLAIM DEED

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
ATTN: RECORDING COORDINATORS

S   
P   
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SC   
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F

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Dated this 1 day of June, 2011.

**Federal National Mortgage Association, by assignment**

By: [Signature]  
Print Name & Title: Samantha Haag Sr. Deed Specialist

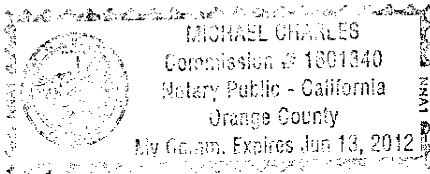
of National Default Title Services, a  
Division of First American Title Insurance  
Company, Attorney in fact and/or agent for  
Federal National Mortgage Association, by assignment

**ACKNOWLEDGMENT**

STATE OF California  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1 day of June, 2011,  
by Samantha Haag, as Sr. Deed Specialist  
of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact  
and/or agent for Federal National Mortgage Association, by assignment, a federally chartered corporation, on  
behalf of the corporation.

**NOTARY STAMP/SEAL**



[Signature]  
NOTARY PUBLIC  
**Michael Charles**  
Notary Public  
PRINTED NAME OF NOTARY  
MY Commission Expires: 6/13/2012

AFFIX TRANSFER TAX STAMP  
OR  
Exempt under Real Estate Transfer Tax Law 35 ILCS  
200/31-45 sub par. e and Cook County Ord. 93-0-27  
par. 2.  
6/1/11 Date [Signature] Buyer, Seller or Representative

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NO. 5715-GE IN KIMBALL COURTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W.K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2007 AS DOCUMENT NO. 0710210140, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 1, 20 11.

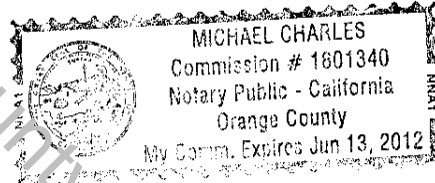
Signature: \_\_\_\_\_

National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, by assignment

Signature: \_\_\_\_\_

Subscribed and sworn to before me by the said, National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, by assignment, this 1 day of June, 20 11.

Notary Public: \_\_\_\_\_



The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

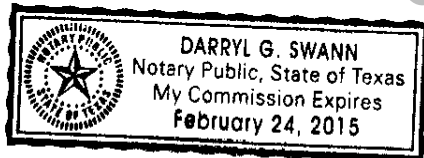
Dated 5/31/11, 20 11.

Signature: \_\_\_\_\_

Siddhant Sarda  
JP Morgan Chase Bank, NA

Subscribed and sworn to before me by the said, JP Morgan Chase Bank, NA, this 31<sup>st</sup> day of May, 20 11.

Notary Public: \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**UNOFFICIAL COPY****AFFIDAVIT – PLAT ACT****RECORDER OF COOK COUNTY**

STATE OF California )  
 COUNTY OF Orange ) **ss**

**National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, by assignment**, being duly sworn on oath, states that he/she resides at **14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements, or access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

\_\_\_\_\_  
 National Default Title Services, a Division of  
 First American Title Insurance Company,  
 Attorney in fact and/or agent for Federal  
 National Mortgage Association, by assignment

SUBSCRIBED AND SWORN to before me this 1 day of June, 2011, National Default Title  
 Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National  
 Mortgage Association, by assignment.

  
 Notary Public

My commission expires: 6/13/2012

