

# UNOFFICIAL COPY



Doc#: 1132257012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/18/2011 09:49 AM Pg: 1 of 4

Commitment Number: 2755498  
Seller's Loan Number: 0227067827

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

City of Chicago  
Dept. of Revenue  
616507

11/4/2011 16:26  
dr0019



Real Estate  
Transfer  
Stamp

\$0.00

Batch 3,755,263

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-02-421-041-1012**

## QUITCLAIM DEED

JP Morgan Chase Bank, NA, whose mailing address is 270 Park Avenue 8<sup>TH</sup> Floor New York, New York 10017, hereinafter grantor, for \$10.00 (Ten Dollars and no Cents) in consideration paid, grants and quitclaims to Wells Fargo Bank, NA, hereinafter grantee, whose tax mailing address is 8480 Stagecoach Circle Frederick, MD 21701, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain condominium situate in the County of Cook, State of Illinois, described as follows: 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

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**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 Address is: 5715 N Kimball Ave Chicago, IL 60659**

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 and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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: **1116417031**

Property of Cook County Clerk's Office

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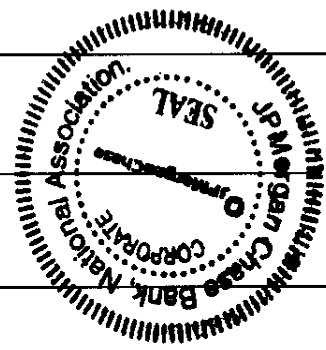
Executed by the undersigned on 7/21, 2011:

JP Morgan Chase Bank, NA

By: Arcola Freeman

Name: ARCOLA FREEMAN

Its: VICE PRESIDENT



STATE OF Louisiana  
COUNTY OF Orleans

The foregoing instrument was acknowledged before me on July 21, 2011 by Arcola Freeman its Vice President on behalf of JP Morgan Chase Bank, NA, 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.

Sharon Hutson  
Notary Public Sharon Hutson  
#77031 Lifetime Commission

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

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

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

\_\_\_\_\_  
Buyer, Seller or Representative



Property of Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

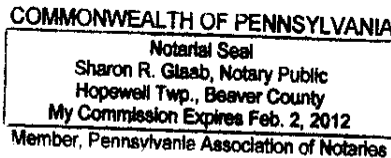
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 11-15, 2011

Signature: Lauren Kelley  
Lauren Kelley Grantor or Agent

Subscribed and sworn to before me by the said Lauren Kelley  
this 15 day of November,  
2011

Sharon R. Glaab  
Notary Public



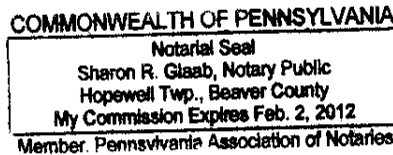
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 11-15, 2011

Signature: Lauren Kelley  
Lauren Kelley Grantee or Agent

Subscribed and sworn to before me by the said Lauren Kelley  
this 15 day of November,  
2011

Sharon R. Glaab  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]