



Doc#: 1233841079 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2012 12:24 PM Pg: 1 of 3

1710/WN 2800258/CT of Schmeyer 1063/nc avr



Chicago Title Insurance Company

**INDEPENDENT  
ADMINISTRATOR'S  
DEED**

WHEN RECORDED MAIL TO:  
Attorney William Terpinas, Jr.  
Terpinas Law Group, LLC  
9 West Hiawatha Trail  
Mount Prospect, Illinois 60056-3655

SEND TAX BILLS TO:  
Mr. Daniel L. Buchholz  
1057 W. Thorndale Ave, Unit 1  
Chicago, IL 60660

(Above Space for Recorder's Use Only)

The GRANTOR, JPMorgan Chase Bank, N.A., Independent Administrator of the Estate of Crescencia Skodranis, deceased, Circuit Court of Cook County, Probate Division number 2010 P 5920, for and in consideration of One Hundred Seventy Thousand Dollars and NO/100 (\$170,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the power and authority given to JPMorgan Chase Bank, N.A. as such Independent Administrator, CONVEYS and QUITCLAIMS unto the GRANTEE, Daniel L. Buchholz, a single person, of 1019 W. Montrose Avenue, Chicago, Illinois 60613, in the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

*See Exhibit -A- attached hereto*

Property Address: 1057 W. Thorndale Avenue, Unit 1, Chicago, Illinois 60660

Permanent Index Number: 14-05-401-052-1002

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

This conveyance is made without warranty, express or implied, and is made by JPMorgan Chase Bank, N.A., Independent Administrator of the Estate of Crescencia Skodranis, deceased, and on condition JPMorgan Chase Bank, N.A. shall have no liability in its individual capacity on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be against the Estate only.

S Y  
P 3  
S N  
SC Y  
INT OK

Box 334

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor, **JPMorgan Chase Bank, N.A., Independent Administrator of the Estate of Crescencia Skodranis, deceased**, in its capacity as Independent Administrator, has caused its name to be signed to this instrument, dated this 9 of July, 2012.

**JPMorgan Chase Bank, N.A., Independent Administrator of the Estate of Crescencia Skodranis, deceased**

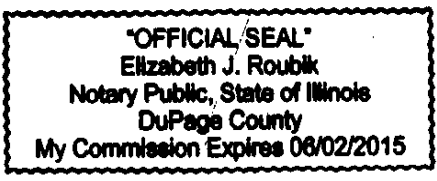
By: Deirdre Santana

Its: **Vice-President**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DEIRDRE SANTANA personally known to me to be a Vice President of JPMorgan Chase Bank, N.A. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such Vice President, she signed and delivered the same instrument as her free and voluntary act and deed as Independent Administrator aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9<sup>th</sup> day of July, 2012.



[Signature]  
Notary Public

My Commission Expires: 06-02-2015

REAL ESTATE TRANSFER	11/15/2012
COOK	\$85.00
ILLINOIS:	\$170.00
<b>TOTAL:</b>	<b>\$255.00</b>

14-05-401-052-1002 | 20120701600760 | BB2YAB

REAL ESTATE TRANSFER	11/15/2012
CHICAGO:	\$1,275.00
CTA:	\$510.00
<b>TOTAL:</b>	<b>\$1,785.00</b>

14-05-401-052-1002 | 20120701600760 | 8QN76H

THIS INSTRUMENT WAS PREPARED BY:  
Peter J. Latz & Associates LLC  
104 N. Oak Park Avenue  
Suite 200  
Oak Park, Illinois 60301

# UNOFFICIAL COPY

## Exhibit -A-

**Property Address:** 1057 W. Thorndale Avenue, Unit:1057-1, Chicago, Illinois 60660

**Property Index Number:** 14-05-401-052-1002

**Legally described as follows:**

**PARCEL 1:**

**UNIT NO. 1057-1 IN THE THORNDALE HARBOR CONDOMINIUM AS DELINEATED ON A SURVEY OF**

**THE FOLLOWING DESCRIBED PROPERTY:**

**LOT 16 AND THE NORTH 1/2 OF LOT 15 IN BLOCK 19 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, A SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO, EVANSTON AND**

**LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT**

**NO. 0612834012 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE BALCONY RIGHTS 10-1057-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0612834012.**

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.