

UNOFFICIAL COPY

**DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:**

Law Office of Beth Mann
15127 S. 73rd Avenue, Suite F
Orland Park IL 60462

**NAME AND ADDRESS OF
TAXPAYER:**

Eddie Wood
12647 W Yorkshire Drive
Homer Glen Illinois 60491



Doc#: 1506219048 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2015 10:53 AM Pg: 1 of 4

(Save for Recorder's Information)

Mail to:

Sandra Hussion, Esq
10003 S. Roberts Rd
Palos Hills IL 60465

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a National Association, having an address at 7301 Baymeadows Way, Jacksonville FL 32256 ("**Grantor**"), does CONVEY and QUITCLAIM unto to **Eddie Wood**, a married man, having an address at 12647 W Yorkshire Drive, Homer Glen IL 60491, ("**Grantee**"), all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference (herein collectively called the "**Real Property**").

[Signature Page to Follow]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,**
a National Association

By: *Carolyn K. Cloud* **OCT 24 2014**
Printed Name: Carolyn K. Cloud
Title: Vice President

STATE OF _____)
COUNTY OF _____) SS


On the ____ day of _____ in the year 201__ before me, the undersigned, personally appeared _____, the _____ of _____, a _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.



(Signature and office of individual taking acknowledgment)

Given under my hand and official seal, this ____ day of _____, 20__

Commission expires _____, 20__
Notary Public

See Attached
Notary Acknowledgement

REAL ESTATE TRANSFER TAX 27-Feb-2015

CHICAGO: 3,656.25
CTA: 1,462.50
TOTAL: 5,118.75
17-03-113-021-1001 | 20141101645015 | 1-110-425-984

REAL ESTATE TRANSFER TAX 03-Mar-2015
 
COUNTY: 243.75
ILLINOIS: 487.50
TOTAL: 731.25
17-03-113-021-1001 | 20141101645015 | 0-775-184-768

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Notary Acknowledgement

STATE OF FLORIDA

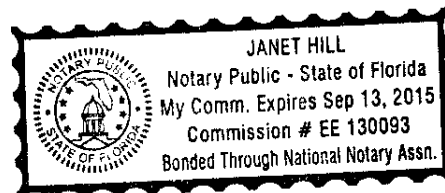
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 24, 2014, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill



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EXHIBIT A

Legal Description

PARCEL 1: UNIT G IN THE ASTOR CONDOMINIUMS ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 13 AND 14 (EXCEPT THAT PART TAKEN FOR WIDENING OF BISHOP, OTHERWISE KNOWN AS DIVISION STREET) IN BLOCK 9 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 15.88 FEET NORTH OF THE SOUTH LINE OF LOT 12; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 12 AND 13 A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 53.57 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 101.04 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ASTOR STREET; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF ASTOR STREET, A DISTANCE OF 56.17 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 42.92 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE 2.10 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 62.44 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99732988, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 12, 1998 AND RECORDED MAY 12, 1998 AS DOCUMENT 98391702 FROM CREATIVE DESIGNS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO WILLIAM C. GALT FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE ACCESS FOR PEDESTRIAN TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 13 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG A LINE 9.12 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 13, A DISTANCE OF 8.97 FEET TO THE CORNER OF A 2-1/2 STORY BRICK BUILDING AT 1205-07 N. ASTOR STREET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 20.31 FEET; THENCE SOUTH ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 0.73 FEET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 6.62 FEET; THENCE NORTH ALONG THE WALL OF SAID BUILDING A DISTANCE OF 0.73 FEET; THENCE EAST ALONG THE WALL OF SAID BUILDING A DISTANCE OF 1.15 FEET; THENCE SOUTH TO A LINE 11.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 13, A DISTANCE OF 2.42 FEET; THENCE CONTINUING WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 13; TO THE INTERSECTION WITH THE WESTERLY LINE OF LOT 13; THENCE NORTH ALONG THE WEST LINE OF LOT 13, A DISTANCE OF 2.41 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 9 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1201 North Astor Street, Unit G, Chicago, IL 60610

Permanent Real Estate Index Number: 17-03-113-021-1001