

# UNOFFICIAL COPY

Recording requested by:

JLT Law Firm PLLC  
P.O. Box 803394  
Dallas, TX 75380



and when recorded, please return this deed to:

JLT Law Firm PLLC  
P.O. Box 803394  
Dallas, TX 75380

Doc#: 1602916026 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2016 12:18 PM Pg: 1 of 5

Please return subsequent tax bills to:  
JPMorgan Chase Bank, N. A.  
3415 Vision Drive  
Columbus, OH 43219

Above reserved for official use only

## QUITCLAIM DEED

This Indenture, made on the 27th day of November, 2015 by and between **The Secretary of Veterans Affairs**, whose address is, Department of Veterans Affairs, VA Regional Loan Center, 1 Federal Drive, Ft. Snelling, St. Paul, MN 55111-4050, hereinafter referred to as Grantor, and JPMorgan Chase Bank, N. A., whose address is 3415 Vision Drive, Columbus, OH 43219, hereinafter referred to as Grantee, (the words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits).

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed and QUITCLAIMED and by these presents does grant, bargain, sell, convey and QUITCLAIM unto Grantee all of his right, title and interest in and to:

The legal description is set forth in EXHIBIT "A" attached hereto.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, so that neither Grantor nor its successors, nor any person claiming under it shall at any time, claim or demand any right, title or interest to the Property or its appurtenances.

14-08-211-048-1031

Permanent Index Number(s) 14-08-211-022-0000 (old) ; 14-08-211-048-1020 (new)

~~14-08-211-048-1031~~

Property Address: 5230 North Kenmore Avenue, Unit GB, Chicago, IL 60640

Exemption - Chapter 35 ILCS, Paragraph 200/31-45 e - United States is Grantor

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this 27th day of November, 2015.

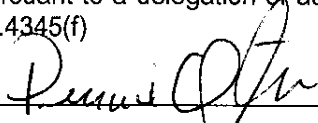
*PAUSA*

REAL ESTATE TRANSFER TAX		25-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-08-211-048-1020   20160101663101   0-240-517-696		

REAL ESTATE TRANSFER TAX		25-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-08-211-048-1020   20160101663101   0-984-136-768		
* Total does not include any applicable penalty or interest due.		

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THE SECRETARY OF VETERANS AFFAIRS,  
An officer of the United States of America  
By the Secretary's duly authorized property  
Management contractor, Vendor Resource Management,  
Pursuant to a delegation of authority found at 38 C.F.R.  
36.4345(f)


  
\_\_\_\_\_

Printed Name: Pennie Clayton

Title: AVP

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Unofficial Witness

Print Name: Lisa Quick

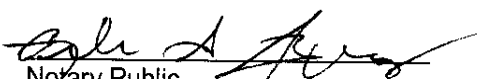
Print Name: Gini Stewart

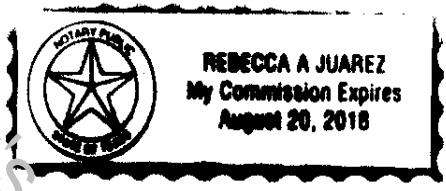
STATE OF TEXAS  
DENTON COUNTY )

On this date, before me personally appeared Pennie Clayton, AVP, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the

State of Texas aforesaid, this 27th day of November, 2015.

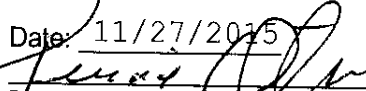
  
Notary Public  
My term expires: 08-20-2018



This instrument was prepared by:

Shevon L. Harris  
JLT Law Firm, PLLC  
The Harris Law Firm  
9666 Olive Blvd. Ste. 370  
St. Louis, MO 63132

EXEMPT Code (E) under provisions of Illinois  
Compiled Statutes, Chapter 25 ILCS,  
Paragraph 200/31-45

Date: 11/27/2015  
  
Buyer, Seller or Representative

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A"

PARCEL 1: UNIT NUMBER GB AND PARKING SPACE P-11 IN THE PROVENANCE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 6 AND 7 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 11 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605927123; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-10, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Property of Cook County 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 title to real estate under the laws of the State of Illinois.

Dated 11-27-2015, 2015

Signature: *Pemie Clayton*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Pemie Clayton  
This 27, day of November, 2015  
Notary Public \_\_\_\_\_

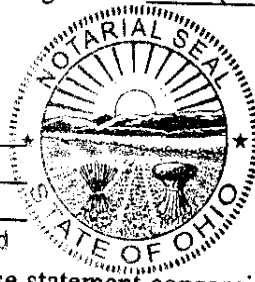
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date December 8, 2015

JPMorgan Chase Bank, NA

Signature: *Carl W Foulke* 12/8/15  
**Grantor or Agent Vice President**

Subscribed and sworn to before me  
By the said Carl W Foulke  
This 8th, day of December, 2015  
Notary Public *Ashley L. Bond*  
Ashley L. Bond



**ASHLEY L. BOND**  
Notary Public, State of Ohio  
My Commission Expires 12/10/2018

**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.)

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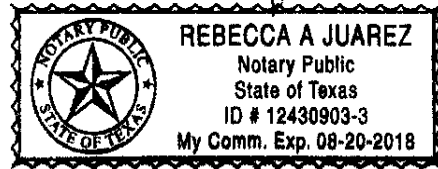
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated January 26, 2016

Signature: *Pennie Clayton* AVP  
Grantor or Agent

Subscribed and sworn to before me  
By the said PENNIE CLAYTON  
This 26 day of JANUARY, 2016  
Notary Public *Rebecca A Juarez*



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 title to real estate under the laws of the State of Illinois.

Date \_\_\_\_\_, 20\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
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.)