

# UNOFFICIAL COPY



Doc#: 1216626145 Fee: \$76.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2012 02:58 PM Pg: 1 of 6

**This Document Prepared By:**

Fisher and Shapiro, LLC
200 N. LaSalle #2840
Chicago, IL 60601

**After Recording Return To:**

Holistic Community Coalition
3601 Pennsylvania Ave
East Chicago, IL 46312

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 13<sup>th</sup> day of March, 20 12, between JP Morgan Chase Bank, NA, hereinafter ("Grantor"), and Holistic Community Coalition, whose mailing address is 3601 Pennsylvania Ave, East Chicago, IL 46312, hereinafter, ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 8 N. Third Ave Unit 1S, Maywood, IL 60153.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor 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 Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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.

VILLAGE OF MAYWOOD

1st AMERICAN TITLE order # 2253520

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 2  
REAL ESTATE TRANSFER TAX ACT

6/1/12  
DATE

[Signature] agent  
BUYER, SELLER OR REPRESENTATIVE

\$ 52,000  
1 banked  
Real Estate Transfer Tax Paid

5/21/12  
S N  
P B  
S N  
SC Y

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Executed by the undersigned on March 13, 2012 :

GRANTOR:

By: Melony H. Nadeau JP Morgan Chase Bank, NA  
 Name: Melony H. Nadeau  
 Title: Vice President



STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of \_\_\_\_\_, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said \_\_\_\_\_, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Commission expires \_\_\_\_\_, 20\_\_\_\_  
 Notary Public

See Attached  
 Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:  
 Holistic Community Coalition, 3601 Pennsylvania Ave, East Chicago, IL 46512

*Umr*

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## Exhibit A Legal Description

**Parcel 1: Unit 8-1 South and P3 in Four North Condominiums as delineated on a plat of the following tract of land; Parcel 1; Lots 12 and 17, both inclusive, in Block 193 in Maywood, a subdivision in Section 2, Section 11 and Section 14, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.**  
**Parcel 2: The West ½ of the North and South 14 foot alley lying East of and adjoining the south ½ of Lot 7 and all of Lots 8, 9, 10, and 11; Also the East ½ of the North and South 14 foot alley lying west of and adjoining said Lots 12 to 17, both inclusive. In Block 193 aforesaid, all in Cook County, Illinois, which plat of survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 0523618069 on August 24, 2005. Together with its undivided percentage interest in the common elements.**

Permanent Real Estate Index Number: 15-11-137-021-1005 and 15-11-137-021-1028



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## **Exhibit B** **Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

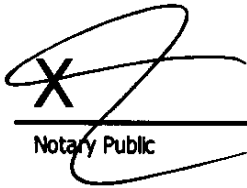
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## Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 13, 2012, by Melonye H. Madeau, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

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



(seal)

Printed Name: Jill Kelsey



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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 of Assignment of Beneficial Interest in 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 5, 2012

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

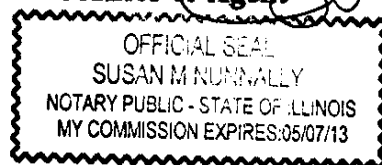
A. M. Nunnally  
Grantor or Agent

Subscribed and sworn to before me

By the said agent

This 5 day of June, 2012

Notary Public Susan M. Nunnally



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 June 5, 2012

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

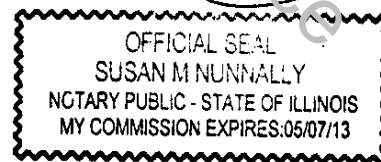
A. M. Nunnally  
Grantee or Agent

Subscribed and sworn to before me

By the said agent

This 5 day of June, 2012

Notary Public Susan M. Nunnally



**Note:** Any person who knowingly submits a false statement concerning the identity of 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.)