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Doc#: 1219447003 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2012 09:29 AM Pg: 1 of 7

Commitment Number: 1724828
Seller's Loan Number: 0755957875

This instrument prepared 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

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
paid: \$525.00
Skokie Office 6/01/12

SPECIAL/LIMITED WARRANTY DEED

THIS INDENTURE made this 30 day of May, 2012 between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, , hereinafter (grantor), and ELLIOTT FRANK and SUSAN GHELERTER, husband and wife, as tenants by the entirety, whose mailing address is 7424 LINCOLN AVE # D, SKOKIE, IL 60076-5809, (hereinafter grantees), 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 Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particular described on Exhibit A and know as 7424 LINCOLN AVE # D, SKOKIE, IL 60076.

And the Grantor, for itself, and its successors does covenant, promise and agree, to and with 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.

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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.

STATE TAX

STATE OF ILLINOIS



JUL. 12. 12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000000

REAL ESTATE TRANSFER TAX
00175,00
FP 103044

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 12. 12

REVENUE STAMP

0000000000

REAL ESTATE TRANSFER TAX
00087,50
FP 103039

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Notary Acknowledgement Ⓢ

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 30, 2012, by Jessica Salinger, 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)

April Lyn Savitch

Printed Name: _____

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UNOFFICIAL COPY**Exhibit A**
Legal Description 

PARCEL I: PARCEL D: PART OF LOT 12 IN LINCOLN RIDGE, BEING A RESUBDIVISION OF PART OF SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SKOKIE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1998 AS DOCUMENT 98572643 IN COOK COUNTY, ILLINOIS, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, AFORESAID; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 11.56 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 2.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 11.94 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 1.50 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 1.85 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.62 FEET, THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 7.95 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.62 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 1.27 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 21.76 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 7.13 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 38.24 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 14.50 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 7.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 17.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 7.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 13.50 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 16.17 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 4.86 FEET; THENCE SOUTH, 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 27.08 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECOND WEST, 5.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 20.25 FEET TO THE POINT OF BEGINNING, ALL LYING ABOVE ELEVATION 41.01 CHICAGO CITY DATUM, TOGETHER WITH THAT PART OF LOT 12 AFOREMENTIONED, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 34.57 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 7.13 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 7.13 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 21.76 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PART OF LOT 12, AFOREMENTIONED, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 23.73 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.98

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FEET TO THE POINT OF BEGINNING: THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.84 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 21.76 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS, EAST, 10.84 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 21.76 FEET TO THE POINT OF BEGINNING, ALL LYING BELOW ELEVATION 41.01 CHICAGO CITY DATUM, AND ALSO TOGETHER WITH THAT PART OF LOT 12, AFOREMENTIONED, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 23.73 FEET; THENCE NORTH 00 DEGREE, 00 MINUTES, 00 SECONDS EAST, 22.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREE, 00 MINUTES, 00 SECONDS WEST, 17.97 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 4.29 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 17.97 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 4.29 FEET TO THE POINT OF BEGINNING, ALL LYING BELOW ELEVATION 41.01 CHICAGO CITY DATUM. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LINCOLN RIDGE CARRIAGE HOME ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98613435. PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR LINCOLN RIDGE HOMEOWNERS ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98613434.

Property Address is: 7424 LINCOLN AVE # D, SKOKIE, IL 60076-5809

Permanent Real Estate Index Number: 10-27-307-107-0000

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Exhibit B of 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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