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Doc#: 1221919067 Fee: \$52.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/06/2012 01:31 PM Pg: 1 of 7

This Document Prepared By:
Ross A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A, E. Kemper Road,
Cincinnati, Ohio 45249. (513) 247-9605.

After Recording Return To:

VEND SOLUTIONS INC.
10560 S. SUN VALLEY CT
PALOS HILLS IL 60465

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

11NCL18294
REC SPECIAL WARRANTY DEED 12W 215609

THIS INDENTURE made this 27 day of June, 2012, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter ("Grantor"), and VEND SOLUTIONS INC., whose mailing address is 10560 S. SUN VALLEY CT PALOS HILLS IL 60465 (hereinafter, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum Twenty-Two Thousand and Five Hundred One Dollars (\$22,501.00), 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 4521 SOUTH UNION AVENUE, CHICAGO, IL 60639.

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.

COOK COUNTY RECORDER OF DEEDS
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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.

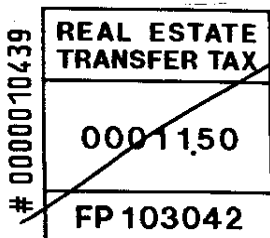
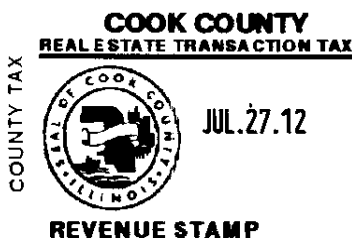
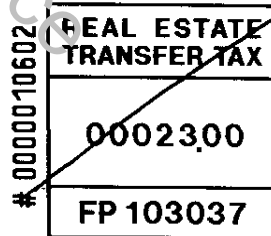
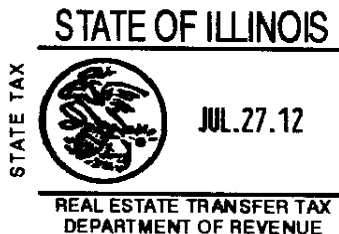
This conveyance is made subject to all matters set forth on Exhibit B.

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.

Property of Cook County Clerk's Office

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City of Chicago
Dept. of Finance
623597



7/3/2012 11:03
dr00762

Real Estate
Transfer
Stamp
\$2,367.75

Batch 4,906,287

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Executed by the undersigned on June 22, 2012:

GRANTOR:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
 By: _____
 Name: Scott Ficher
 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 **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, 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 **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2012

Commission expires _____, 20____
 Notary Public

**See Attached
 Notary Acknowledgement**

SEND SUBSEQUENT TAX BILLS TO: VENDOR SOLUTIONS INC, 4521 SOUTH UNION AVENUE, CHICAGO, IL 60609

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Notary Public of Cook County Clerk's Office

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ACKNOWLEDGMENT

State of California
County of Los Angeles

On 6-22-12 before me, Angela Carroll, Notary Public
(insert name and title of the officer)

personally appeared Scott Fisher
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Angela Carroll (Seal)
Angela Carroll

PROPERTY OF COOK COUNTY Clerk's Office

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Exhibit A
Legal Description

LOT 40 IN BLOCK 2 IN THE SOUTH CHICAGO LAND AND BUILDING ASSOCIATION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 20-04-320-008-0000. Commonly known as 4521 SOUTH UNION AVENUE, CHICAGO, IL 60609.

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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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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 June 26th, 2012

Signature: Melissa Dowdle
Melissa Dowdle **Grantor or Agent**

Subscribed and sworn to before me
By the said Notary
This 26, day of June, 2012
Notary Public Marguerite L Stalzer
Marguerite L Stalzer



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 26th, 2012

Signature: Melissa Dowdle
Melissa Dowdle **Grantee or Agent**

Subscribed and sworn to before me
By the said Notary
This 26, day of June, 2012
Notary Public Marguerite L Stalzer
Marguerite L Stalzer



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.)