

UNOFFICIAL COPY

Mark E. Edison
1415 W. 22 nd Street Tower Floor
Oak Brook, IL 60523



Doc#: 122729052 Fee: \$46.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 08/14/2012 02:38 PM Pg: 1 of 5

After Recording Return To:

Ignacio Trujillo
3435 West 66th Street, Chicago, IL 3522 West 61 st Street, Chicago, IL 60629

SPECIAL WARRANTY DEED

THIS INDENTURE made this 17 day of July, 2012, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Ignacio Trujillo, whose mailing address is 3522 W. 61st Place, Chicago, IL 60632, (hereinafter, [collectively], "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 3435 West 66th Street, Chicago, IL 60629.

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.

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FIDELITY NATIONAL TITLE 011013685
~~2 of 2~~

REAL ESTATE TRANSFER		07/23/2012
	COOK	\$5.50
	ILLINOIS:	\$11.00
	TOTAL:	\$16.50

REAL ESTATE TRANSFER		07/23/2012
	CHICAGO:	\$82.50
	CTA:	\$33.00
	TOTAL:	\$115.50

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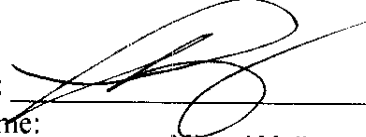
19-23-225-008-0000 | 20120701602761 | QWEKEW

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Executed by the undersigned on July 17, 2012:

GRANTOR: JPMorgan Chase Bank, National Association

By: 
 Name: _____
 Title: **Miguel Molina**
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: Ignacio Trujillo ~~3435 West 57th Street~~, Chicago, IL 60629
3520 W 61st Pl #2C

Property of Cook County Clerk's Office

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STATE OF FLORIDA

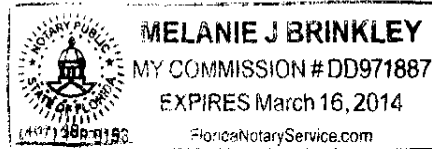
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 17, 2012, by Miguel Molina, the Vice President of *JPMorgan Chase Bank, National Association*. He/she is personally known to me.

Melanie J. Brinkley
Notary Public

(seal)

Printed Name: Melanie J. Brinkley



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Exhibit A
Legal Description

LOTS 14 AND 15 IN BLOCK 14 IN SUBDIVISION OF BLOCKS 13 AND 14 IN JOHN F. EBERHARDT'S
SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3435 W. 66TH STREET, Chicago, IL 60629

Property Index No. 19-23-225-008

Permanent Real Estate Index Number: 19-23-225-008-0000

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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.

Property of Cook County Clerk's Office