

UNOFFICIAL COPY



Doc#: 1222815010 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2012 09:19 AM Pg: 1 of 5

This Document 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:~~
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

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

12NL13597 REC

SPECIAL WARRANTY DEED

mt.
12WR15545

THIS INDENTURE made this 5 day of July, 2012, between JPMORGAN CHASE BANK, N.A., hereinafter ("Grantor"), and MILE ANDERSON CHEVROLET ENTERPRISES, LLC, whose mailing address is 5333 W. IRVING PARK RD., CHICAGO, IL 60641 (hereinafter, [collectively], "Grantee"), WITNESSETH that the Grantor, for and in consideration of the sum \$242,000.00 (Two Hundred and Forty-Two Thousand Dollars and no Cents), 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 5241 W. Irving Park Rd., Chicago, IL 60641.

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.

City of Chicago
Dept. of Finance
625243



Real Estate
Transfer
Stamp
\$2,541.00

8/2/2012 10:02
dr00111

Batch 5,080,259

S yes
P 6
S N
M N
SC yes
E yes
IT yes

UNOFFICIAL COPY

M.T.


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 hereover.

STATE TAX

STATE OF ILLINOIS



AUG. 10. 12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010851

REAL ESTATE TRANSFER TAX
00242.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 10. 12

REVENUE STAMP

0000010701

REAL ESTATE TRANSFER TAX
00121.00
FP 103042

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on July 5, 2012:

GRANTOR:

JPMORGAN CHASE BANK, N.A.

By: Tiffany Skaife

Name: Tiffany Skaife

Title: Vice President

STATE OF Texas)
) SS
COUNTY OF Denton)

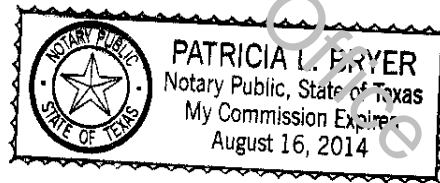
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tiffany Skaife personally known to me to be the V.P. of JPMORGAN CHASE BANK, N.A., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such V.P. [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, N.A., for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of July, 2012

Patricia L. Bryer

Commission expires 8-16-2014 Patricia L. Bryer
Notary Public

SEND SUBSEQUENT TAX BILLS TO: MIKE ANDERSON CHEVROLET ENTERPRISES, LLC, 5333 W IRVING PARK RD, CHICAGO, IL 60641



UNOFFICIAL COPY

M.T.
Exhibit A
Legal Description

LOT 17 IN BLOCK 1 IN W.D. KERFOOT AND COMPANY'S SUBDIVISION OF THE NORTH THREE-QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 33 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5241 WEST IRVING PARK ROAD, CHICAGO, IL 60641

Property Index No. 13-21-103-006-0000

Permanent Real Estate Index Number: 13-21-103-006-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B
Permitted Encumbrances

NT

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