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Doc#: 1222933133 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2012 02:23 PM Pg: 1 of 5

FATIC# 2330785

This Document Prepared By:

Tammy Geiss Esq.
Codilis & Associates, P.C.
15W030 N. Frontage Rd
Burr Ridge, IL 60527

After Recording Return To:

Alex Prieto
<u>1838 RIVERSIDE DR.</u>
<u>BERWYN, IL 60402</u>

SPECIAL WARRANTY DEED *MAB*

THIS INDENTURE made this 18 day of July, 2012, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Alex Prieto, whose mailing address is 1843 S. Scoville, Berwyn, IL 60402 (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 5341 S. Laflin Street, Chicago, IL 60609.

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


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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.

REAL ESTATE TRANSFER		08/09/2012
	CHICAGO:	\$60.00
	CTA:	\$24.00
	TOTAL:	\$84.00
20-08-314-017-0000 20120801601629 VE879H		

REAL ESTATE TRANSFER		08/09/2012
	COOK	\$4.00
	ILLINOIS:	\$8.00
	TOTAL:	\$12.00
20-08-314-017-0000 20120801601629 0Q8ZXP		

ngb

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 18, 2012, by Melanie J. Brinkley, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X [Handwritten Signature]

Notary Public

KANDIE NICOLE GEORGE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD893649
MY COMMISSION EXPIRES MAY 27, 2013

(seal)

Printed Name: Kandie Nicole George

Property of Cook County Clerk's Office

[Handwritten initials]

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Exhibit A *MSB*
Legal Description

LOT 32 IN BLOCK 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-08-314-017-0000

Exhibit B *MSB*
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.