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Doc#: 1222933133 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 08/16/2012 02:23 PM Pg: 1 of 5

FATIC# 2 336785

This Document Prepared Py:

This Document Trepare 3.1 3.	
Tammy Geiss Esq.	
Codilis & Associates, P.C.	X
15W030 N. Frontage Rd	
Burr Ridge, IL 60527	

After Recording Return To:

Alex Prieto	
1838 RIVERSIDE DR.	
BERNYN, IL GO402	

SPECIAL WARRANTY DEED MAB

OOK COUNT

THIS INDENTURE made this /8 day of July , 20/2, 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 are 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, BARGAN 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

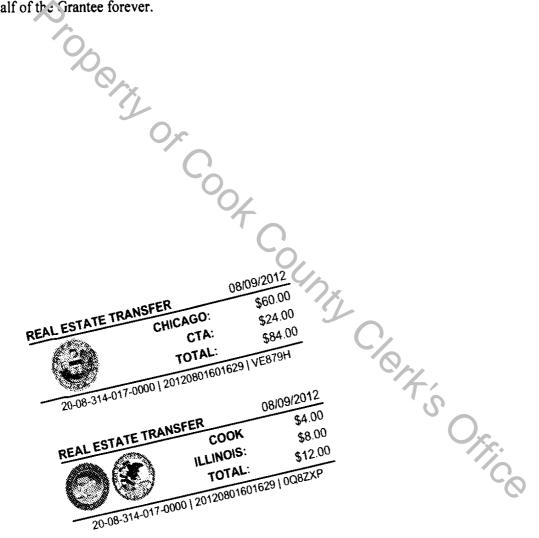
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those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

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.



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Executed by the dildersigned on Join , 2010.
GRANTOR:
JPMorgan Chase Bank, N.A.
By VI Va io Aprelles
Name: Melanie J. Brinkley
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 of
, and personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before methis day in person and acknowledged
that as such [HE] [SAT] signed and delivered the instrument as [HIS]
[HER] free and voluntary act, and as the transact 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
May 2/2
Commission expires, 20 Sre Attached
Notary Public Notary Acknowledgement
· 0.
SEND SUBSEQUENT TAX BILLS TO: Alex Prieto 6858 RIVELS DE DR. BERNIN, DC 60402

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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.

Sound Clark's Office **Notary Public**

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

Kandie Nicole George Printed Name:

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Exhibit A NOB 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

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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, cordinions, 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.