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Doc#: 122511092 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2012 03:00 PM Pg: 1 of 6

FIRST AMERICAN TITLE
2251260

This Document Prepared By:

The Law Office of Beth Mann
15127 South 73rd Avenue, Suite F
Orland Park, IL 60462

Tax Bill to Zoran Milutinovic
After Recording Return To: 4312 Forest Ave
Brookfield, IL 60513

Zoran Milutinovic
4312 Forest Ave.
Brookfield, IL 60513

Jansen Alexander
885 Belvidere Rd 123
Grossville IL 60030

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7 day of August, 2012, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and Zoran Milutinovic, (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 4312 Forest Ave., Brookfield, IL 60513. ✓

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

REAL ESTATE TRANSFER		08/31/2012
	COOK	\$31.50
	ILLINOIS:	\$63.00
	TOTAL:	\$94.50

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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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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this August 7, 2012, by Janet Hill, 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



Notary Public

(seal)

Printed Name: Ketcia D. Barlow



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Exhibit A
Legal Description

LOT 215 (EXCEPT THE SOUTH 16 FEET THEREOF) ALL OF LOT 216 AND THE EAST ½ OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 215 (EXCEPT THE SOUTH 16 FEET THEREOF) AND ALL OF LOT 216 IN AUSPITZ AND OAKES BROOKFIELD PARK, BEING A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼, ALSO THE EAST 6.8368 ACRES (EXCEPT ROAD) OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID #

18-03-404-055-0000

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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.