

# UNOFFICIAL COPY



Doc#: 1227246172 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2012 03:51 PM Pg: 1 of 6

This Document Prepared By:

The Law Office of Beth Mann  
15127 S. 73<sup>rd</sup> Ave.  
Suite F  
Orland Park, IL 60462

After Recording Return To:

Hanna Akkawi  
15630 Park Station Blvd.  
Unit 403  
Orland Park, IL 60462

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of September, 2012, between **JPMORGAN CHASE BANK, N.A.**, hereinafter ("Grantor"), and **Hanna Akkawi**, whose mailing address is 18124 S. Hunt Club Dr., Mokena, IL 60491 (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 **15630 Park Station Blvd., Unit 403, Orland Park, IL 60462**.

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.

5200 5442 FNP  
A72

### REAL ESTATE TRANSFER

09/24/2012



COOK \$70.00  
ILLINOIS: \$140.00  
TOTAL: \$210.00

FIDELITY NATIONAL TITLE

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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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Executed by the undersigned on September 11, 2012 :

GRANTOR:  
JPMORGAN CHASE BANK, N.A.

By: [Signature]

Name: VICE PRESIDENT

Title: VICE PRESIDENT

~~STATE OF \_\_\_\_\_ )~~

~~) SS~~

See Attached

~~COUNTY OF \_\_\_\_\_ )~~

Notary Acknowledgement

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 VICE PRESIDENT 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 Vice President, signed and delivered the instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public

[Signature]

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_

Property of \_\_\_\_\_ County Clerk's Office

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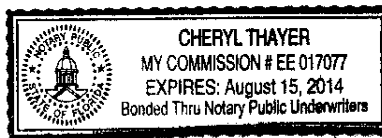
## Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 11, 2012, by April Lyn Savitch, 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: Cheryl Thayer

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**Exhibit A**  
Legal Description

**PARCEL 1: UNIT NUMBER 403 IN PARK STATION I CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND: PARTS OF LOT 301 TO 304 IN HUGUELET'S COLETTE HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 18, 1988 AS DOCUMENT NUMBER 0516916030 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS PARKING SPACE PS-20 AND STORAGE ROOM SR-20 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.**

Permanent Real Estate Index Number: 27-17-404-040-1015

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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.

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