

# UNOFFICIAL COPY



Doc#: 1227217001 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2012 08:33 AM Pg: 1 of 6

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

12NL16600  
2EO

## SPECIAL WARRANTY DEED

12NR26002

THIS INDENTURE made this 17 day of September 2012, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, (hereinafter "Grantor"), and ALI K. OSKOVIE and MOJGAN OSKOVIE, husband and wife, as joint tenants, whose mailing address is 540 THE LANE, HINSDALE, IL 60521, (hereinafter, collectively, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum \$375,000.00 (Three Hundred and Seventy-Five 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 1017 N. KINGSBURY ST., CHICAGO, IL 60610.

PARCEL 17-04-316-028 \*Grantee is correct last name is Oskovie

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.

S Yes  
P 3  
S N  
M N  
SC Yes  
E Yes  
INT Yes

City of Chicago  
Dept. of Finance  
627555



Real Estate  
Transfer  
Stamp  
\$3,937.50

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

9/6/2012 13:24  
dr00193

Batch 5,236,458

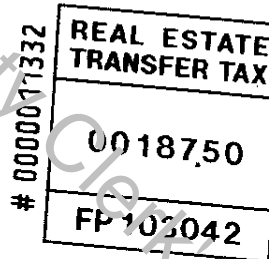
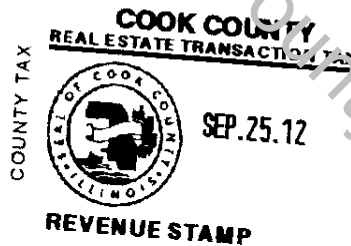
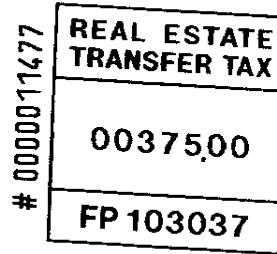
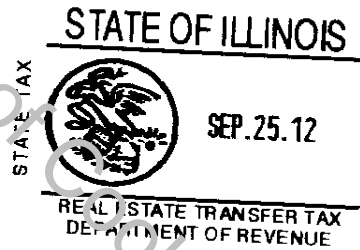
ALG

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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.



Property of Cook County Clerk's Office

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Executed by the undersigned on September 17, 2012:

GRANTOR:  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
By: [Signature]  
Name: Alissa Owens  
Title: Vice President

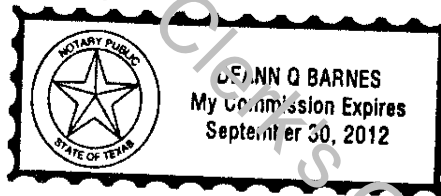
STATE OF Texas )  
COUNTY OF Denton ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alissa Owens, personally known to me to be the Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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 [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, NATIONAL ASSOCIATION, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of September 2012

[Signature]  
Notary Signature Line

Doranne Q. Barnes  
Notary Printed Name



Commission expires 9/30, 2012  
Notary Public

SEND SUBSEQUENT TAX BILLS TO: ALI K. OSKOVIE and MOJGAN OSKOVIE, 540 THE LANE, HINSDALE, IL 60521.

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## EXHIBIT A

PARCEL 1: THAT PART OF LOT 1 IN OWNERS RESUBDIVISION OF BLOCK 92 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 30 DEGREES, 09 MINUTES, 47 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BEING THE NORTHEASTERLY LINE OF NORTH KINGSBURY STREET, 78.75 FEET; THENCE NORTH 59 DEGREES, 55 MINUTES, 30 SECONDS EAST, 142.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 59 DEGREES, 55 MINUTES, 30 SECONDS EAST, 15.95 FEET; THENCE NORTH 30 DEGREES, 04 MINUTES, 30 SECONDS WEST, 49.50 FEET; THENCE SOUTH 59 DEGREES, 55 MINUTES, 30 SECONDS WEST, 15.95 FEET; THENCE SOUTH 30 DEGREES, 04 MINUTES, 30 SECONDS EAST, 49.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR USE, ENJOYMENT, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR RIVER VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION DATED AUGUST 15, 2003 AND RECORDED AUGUST 19, 2003 AS DOCUMENT NO. 0323139068.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM THE JUDICIAL SALES CORPORATION\ RECORDED \8-23-2012\ IN DOCUMENT NUMBER \1224622106\ IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: \1017 N KINGSBURY STREET, CHICAGO, IL 60610\  
PROPERTY INDEX NO. 17-04-316-028

PERMANENT REAL ESTATE INDEX NUMBER: 17-04-316-028-0000

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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.

Property of Cook County Clerk's Office

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