

# UNOFFICIAL COPY



Doc#: 1231945031 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/14/2012 10:01 AM Pg: 1 of 6

This Document Prepared By:

Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43217

After Recording Return To:

Allodial Title LLC
REO No.: 20121265
PO Box 165028
Columbus, Ohio 43215

16-13-403-020-0000   20121001604240   YR4RS4
TOTAL: \$0.00
ILLINOIS: \$0.00
COOK: \$0.00
REAL ESTATE TRANSFER 11/14/2012

REAL ESTATE TRANSFER 11/14/2012



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

16-13-403-020-0000 | 20121001604240 | 8UMT7K

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of October, 2012 between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Home Start, LLC** (hereinafter, [collectively], "Grantee"), WITNESS that the Grantor, for and in consideration of the sum of Zero Dollars (\$0.00), 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 623 South Campbell Avenue, Chicago, IL 60612.

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 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.

S  
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SC  
INT

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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.

Executed by the undersigned on October 22 2012:

**JPMorgan Chase Bank, National Association**

By: Jessica Salinger 10/22/12  
Name: Jessica Salinger  
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 \_\_\_\_\_ 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 \_\_\_\_\_ [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 \_\_\_\_\_, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_

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

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_

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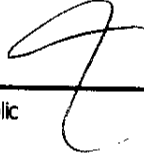
## Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 22, 2012, by Jessica Scinger, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X



Notary Public

(seal)

Printed Name: Jill Kelsey



Notary Public of Cook County, Illinois Office

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**Exhibit A**  
Legal Description

Situated in the County of Cook in the State of Illinois:

Lot 5 in Subdivision of Lots 73, 74, 75 and 76 Spafford and Fox's Subdivision of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Number: 16-13-403-020-0000

Property of Cook County Clerk's Office

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## Exhibit B<sup>2</sup>

### 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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**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY ILLINOIS

## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent Affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/31/2012, 2012

Signature: *Suzi Jeter*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Suzie Feehan  
This 31st day of October, 2012  
Notary Public *[Signature]*



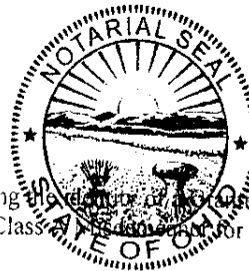
KELLY N. MCLINDEN  
Notary Public, State of Ohio  
My Commission Expires 02-02-17

The Grantee or his Agent affirms and verifies that the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/31/2012, 2012

Signature: *Suzie Jeter*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Suzie Feehan  
This 31st day of October, 2012  
Notary Public *[Signature]*



KELLY N. MCLINDEN  
Notary Public, State of Ohio  
My Commission Expires 02-02-17

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.