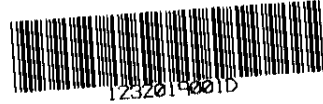


UNOFFICIAL COPY



Doc#: 1232019001 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2012 08:01 AM Pg: 1 of 6

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

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

12N109529 REO SPECIAL WARRANTY DEED
Record 214
12W231949

THIS INDENTURE made this 17 day of September, 2012, between JPMorgan Chase Bank, National Association, whose address is 7301 Baymeadows Way, Jacksonville, FL 32256, (hereinafter "Grantor"), and MPS COMMUNITY I, LLC, whose mailing address is 120 S. LASALLE SUITE, #1850, CHICAGO, IL 60603 (hereinafter, "Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum \$49,500.00 (Forty-Nine Thousand and Five Hundred 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 11625 S. ADA ST., CHICAGO, IL 60643. PARCEL 25-20-312-009-0000

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

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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 benefit of the Grantee forever.

City of Chicago
Dept. of Finance
630438

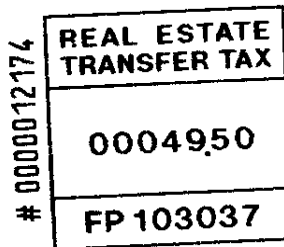
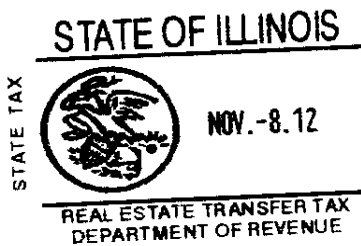
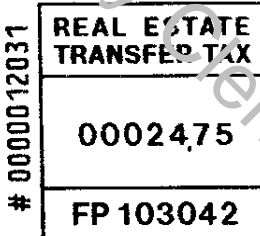
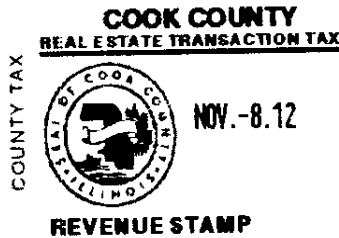


Real Estate
Transfer
Stamp

\$519.75

10/18/2012 12:31
dr00347

Batch 5,424,751



M

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Executed by the undersigned on Sept 17, 2012:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature]

Name:

Title: **Alissa Owens**
Vice President

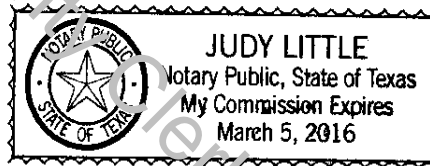
STATE OF Texas)
) SS
COUNTY OF Denton)

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 Sept, 2012

[Signature]
Notary Signature Line

Judy Little
Notary Printed Name



Commission expires 3/5, 2016
Notary Public

SEND SUBSEQUENT TAX BILLS TO: MPS COMMUNITY I, LLC, 120 S LASALLE SUITE #1850, CHICAGO, IL 60603

TB

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Exhibit A

The following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 9 IN BLOCK 13 IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A PART OF THE SOUTH ½ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN. 25-20-312-009 Commonly known as 11625 South Ada Street, Chicago, IL 60643.

Permanent Real Estate Index Number: 25-20-312-009-0000

Property of Cook County Clerk's Office

MB

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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.

113

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** 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 October 24, 2012

Signature: Melissa Dawdle
Melissa Dawdle Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 24th day of October, 2012
Notary Public Lisa C. Fuis

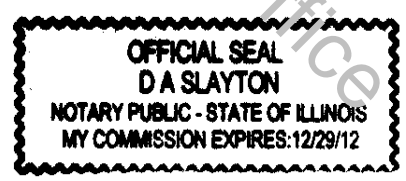


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date October 24, 2012

Signature: [Signature]
Brandon Calvert Grantee or Agent

Subscribed and sworn to before me.
By the said Notary
This 24th day of October, 2012
Notary Public [Signature]



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

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)