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Doc#: 1232119008 Fee: \$50.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2012 08:35 AM Pg: 1 of 6

Property of Cook County Office

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

DNL 02818
200
SPECIAL WARRANTY DEED AO
THIS INDENTURE made this 20 day of OCT., 2012, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and LUKE GOODWIN AND MITCH CLEMENTS, whose mailing address is 318 CENTRAL AVENUE, WILLOWBROOK, IL 60527 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum \$35,000.00 (Thirty-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 4005 WEST NELSON AVE., UNIT 5A, CHICAGO, IL 60641.
PARCEL 13-27-215-038-1006

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.

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

City of Chicago
Dept. of Finance
626997



Real Estate
Transfer
Stamp
\$393.75

8/27/2012 15:44
dr00764

Batch 5,194,931

N
L
N
N
Y
Y
Y

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AO

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

STATE TAX

STATE OF ILLINOIS



NOV. 13. 12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012228

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00035.00 |
| FP 103037 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 13. 12

REVENUE STAMP

0000012084

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00017.50 |
| FP 103042 |

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Executed by the undersigned on OCT 26, 2012:

GRANTOR:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
By: [Signature] 10/26/2012
Name:
Title: **Alissa Owens**
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 VP 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 VP [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 26 day of OCT., 2012

[Signature]
Notary Signature Line

Tina Bergin
Notary Printed Name

Commission expires 11, 2015
Notary Public

SEND SUBSEQUENT TAX BILLS TO: LUKE GOODWIN AND MITCH CLEMENTS, 318 CENTRAL AVENUE, WILLOWBROOK, IL 60527.



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Exhibit A

AO

This is the rider to the deed dated April 5, 2012 re Circuit Court of Cook County, Illinois cause 09 CH 13522, respecting the following described property:

UNIT 5A IN THE NORTH PULASKI CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN BLOCK 2 IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 2, 2004 AS DOCUMENT NUMBER 0409344023, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 4005 West Nelson Avenue, Unit 5A, Chicago, IL 60641

Permanent Index No.: 13-27-215-038-1006

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Exhibit B

Permitted Encumbrances

AD

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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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 29, 2012

Signature: Melissa Dawdle
Melissa Dawdle Grantor or Agent

Subscribed and sworn to before me
By the said Notary
This 29 day of October, 2012
Notary Public Lisa C. Ruis
Lisa C. Ruis

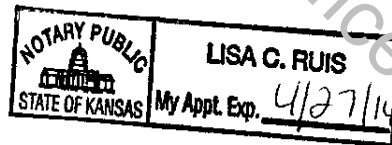


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 29, 2012

Signature: Melissa Dawdle
Melissa Dawdle Grantee or Agent

Subscribed and sworn to before me
By the said Notary
This 29 day of October, 2012
Notary Public Lisa C. Ruis
Lisa C. Ruis



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.)