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Doc#: 1233545033 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2012 10:23 AM Pg: 1 of 6

This Document Prepared By:

Potestivo & Associates, PC
223 W. Jackson Blvd. Suite 610
Chicago, IL 60606
Kim Goodell

After Recording Return To:

Aaron Ebbinghouse
1560 N. Milwaukee Ave Apt 3R
Chicago, IL 60622

Melby Law, LLC
1800 W. Winchester Rd., # 205
Libertyville, IL 60048

SPECIAL WARRANTY DEED

THIS INDENTURE made this 5 day of October, 2012 between **JPMorgan Chase Bank, National Association** hereinafter ("Grantor"), and **Aaron Ebbinghouse***, whose mailing address is 1560 N. Milwaukee Ave Apt 3R, Chicago, IL 60622, (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 **3069 W. Armitage Avenue Unit 2S, Chicago, IL 60647**

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
**an unmarried man*

Parks Title 12835D

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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 10-5, 2012:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Chayer

Name: Cheryl Thayer

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 _____ 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 _____, 20__

Commission expires _____, 2012
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
~~1560 N. Milwaukee Ave Apt 3R~~
~~Chicago, IL 60622~~

Aaron Ebbinghouse
3069 W. Armitage Ave.
Unit # 25
Chicago, IL 60647

REAL ESTATE TRANSFER	11/30/2012
CHICAGO:	\$1,113.75
CTA:	\$445.50
TOTAL:	\$1,559.25

13-36-302-048-1004 | 20121101603976 | LWCDE4

REAL ESTATE TRANSFER	11/30/2012
COOK	\$74.25
ILLINOIS:	\$148.50
TOTAL:	\$222.75

13-36-302-048-1004 | 20121101603976 | D1YNE0

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Notary Acknowledgement ©

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 5, 2012, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.



[Handwritten Signature]


Notary Public

(seal)

Printed Name: April Lyn Savitch
 Vice President
 April Lyn Savitch

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Exhibit A 
Legal Description

Parcel 1: Unit No. 2S in The Armitage Square Condominium as delineated on the survey of the following described real estate: Lots 4 and 5 in Block 1 in S. Delamater's Subdivision of the East 128 feet of the West 19 acres of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0717822007, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Permanent Real Estate Index Number: 13-36-302-048-1004

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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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