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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 P. st ared By:

Potest	ivo & Associates, PC
	V. Jackson Blvd. Suite 610
	go, IL 60606
	1 Goodell

After Recording Return To:

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

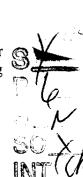
Milonay Law, LLC 1800 - Winchesto- Rd., # 205 Liberty ii lle, IL 60048

SPECIAL WARRANTY DEED ©

THIS INDENTURE made this 5 day of Octoor, 2013 between JPMorgan Chase Bank, National Association hereinafter ("Grantor"), and Aaron Entinghouse, 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 cum 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 meir 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



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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 - 3, 2012.							
	JF By Na	y: <u> </u>	ase Bank, I What is a second of the second o	National Asso	ciation			
<u>_</u>	STATE OF COUNTY OF	_) _)SS _)		· Attached knowledgemer	nt			
	e person whose no person and acking instrument as [I peed of said	ame is						
	Given under my hand a							
			DEAG II	STATE TRAN	SFER	11/30/2012		
	Commission expires, 2	U ≻ ≟	NEXT	Œ's	CHICAGO:	\$1,113.75		
	Notary Public				CTA:	\$445.50		
	SEND SUBSEQUENT TAX B	OT 2 LH	6		TOTAL:	\$1,559.25		
	1560 N. Milwaukee Ave Apt			0.000.046.1901	120121101603976			
	Chicago, IL 60622		13 -3	0-302-046017	20121101000010	,		
	_				2)			
	Aaren Ebbirghase	<u>. </u>	REA	L ESTATE TRA	NSFEP	11/30/2012		
	3009 W ArmitA	no Ave			COOK	\$74.25		
		Je			ILLINO/5:	\$148.50		
	0n.1 # 25				TOTAL:	\$222.75		
	Chargo, IL 606	U -		13-36-302-048-100	04 2012110160397¢	D1YNE0		
	The Holy Land Co	(T						

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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.

Notary Public

(seal)

APRIL LYN SAVITCH MY COMMISSION # DD 882502 EXPIRES: May 26, 2013 Bondes Thru Notary Public Underwriters

Printed Name: April Lyn Savitch

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 Peal 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.