

# UNOFFICIAL COPY



Doc#: 1300341062 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2013 11:50 AM Pg: 1 of 6

**This Document Prepared By:**

Fisher and Shapiro, LLC
200 N. LaSalle #2840
Chicago, IL 606001

**After Recording Return To:**

Partners In Charity
613 West Main
West Dundee, IL 60118

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of November, 2012 between JP Morgan Chase Bank, NA, hereinafter ("Grantor"), and Partners in Charity, whose mailing address is 613 West Main, West Dundee, IL 60118, hereinafter, ("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 1116 South Whipple Street, Unit 2, Chicago, Illinois 60612.

2264084  
2012

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.

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.

S Y  
P 6  
S N  
SC V  
INT 12

REAL ESTATE TRANSFER 12/27/2012



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

16-13-326-049-1002 | 20121101602580 | RRH1UD

REAL ESTATE TRANSFER 12/27/2012



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

16-13-326-049-1002 | 20121101602580 | 0C8GF1

# UNOFFICIAL COPY

Executed by the undersigned on November 9, 2012:

GRANTOR:

By: Jessica Salinger 11/9/12 JP Morgan Chase Bank, NA  
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 \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Partners in Charity, 613 West Main, West Dundee, IL 60118

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE 12-10-12  
Signature of Buyer, Seller or Representative.

# UNOFFICIAL COPY

## Notary Acknowledgement

STATE OF FLORIDA

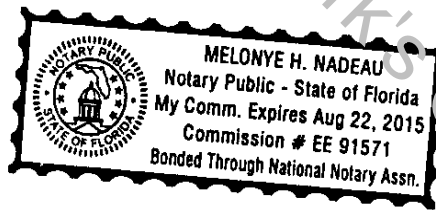
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 19, 2012, by Jessica Salinger, 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 Melony H. Nadeau  
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



*Ume*

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

**PARCEL 1:**

**UNIT 2 IN THE 1116 S. WHIPPLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 6 IN BLOCK 2 IN WALKER AND ARMOUR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 7 AND 8 IN THE SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0733803065, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0733803065.**

Permanent Real Estate Index Number: 16-13-326-023-0000 (old); 16-13-326-049-1002 (new)

Cook County Clerk's Office

# UNOFFICIAL COPY

**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.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



**First American**

First American Title Insurance Company  
4230 West Irving Park Road  
Chicago, IL 60641  
Phone: (773)481-7589  
Fax: (866)425-8271

## 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 12.10.12

Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this \_\_\_\_\_ day of \_\_\_\_\_, 12-10-12

Notary Public \_\_\_\_\_



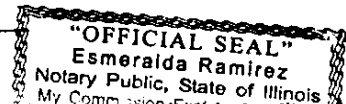
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 12.10.12

Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 10<sup>th</sup> day of Dec, 2012

Notary Public \_\_\_\_\_



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)