

UNOFFICIAL COPY



Doc#: 1300312138 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2013 01:58 PM Pg: 1 of 5

First American Title
Order # 2360103
(1041)

This Document Prepared By:

| |
|---------------------------|
| Manley Deas Kochalski LLC |
| 1400 Goodale Boulevard |
| Columbus, Ohio 43212 |

After Recording Return To:

| |
|----------------------|
| Allodial Title LLC |
| REO No.: |
| PO Box 165028 |
| Columbus, Ohio 43215 |

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of November, 2012, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Partners in Charity**, whose mailing address is 613 W. Main Street, West Dundee, IL 60118, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Zero Dollars (\$00.00), 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 10517 South Cottage Grove Avenue, Chicago, IL 60628.

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

S
P
15
N
SC
INT

UNOFFICIAL COPY

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.

Executed by the undersigned on November 14, 2012:

JPMorgan Chase Bank, National Association

By: Jessica Salinger 11/14/12
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 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 _____ [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 _____, 2012

Commission expires _____, 20____
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Partners In Charity, 413 W. Main St, West Dundee, IL
60118

| | |
|---|-----------------|
| REAL ESTATE TRANSFER | 12/19/2012 |
|  | CHICAGO: \$0.00 |
| | CTA: \$0.00 |
| | TOTAL: \$0.00 |

| | |
|---|------------------|
| REAL ESTATE TRANSFER | 12/19/2012 |
|   | COOK \$0.00 |
| | ILLINOIS: \$0.00 |
| | TOTAL: \$0.00 |

UNOFFICIAL COPY

Notary Acknowledgement *ds*

STATE OF FLORIDA

COUNTY OF DUVAL

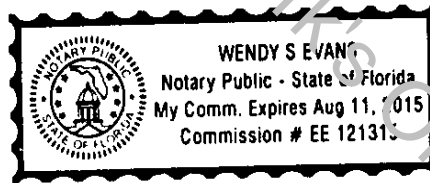
The foregoing instrument was acknowledged before me this November 14, 2012, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X 

Notary Public

(seal)

Printed Name: Wendy S. Evans



UNOFFICIAL COPY

Exhibit A ✕
Legal Description

Lot 28 (except the Southerly 5 feet thereof as measured on the Easterly and Westerly lines thereof) and Lot 29 (except the North half thereof) in Block 3 in Chicago Title and Trust Company's addition to Pullman, in the Northeast Quarter of Section 15, Township 37 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

Pin# 25-15-218-163-0000


Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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.

Exempt under provisions of
 Paragraph Section 13-45,
 Property Tax Code
12/12/12 
 Date Seller or Representative

COOK COUNTY CLERK'S Office