

# UNOFFICIAL COPY



Doc#: 1300429046 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2013 11:19 AM Pg: 1 of 5

This Document Prepared By:

Manley Deas Kochanski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

After Recording Return To:



Allodial Title LLC
REO No.: 20122725
PO Box 165028
Columbus, Ohio 43215

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 2nd 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 (\$0.00), 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 43 Sauk Trail, Park Forest, IL 60466.

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

<b>REAL ESTATE TRANSFER</b>	01/04/2013
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

31-36-406-012-0000 | 20121101600153 | VTWT5J

**EXEMPTION APPROVED**

*Karla C. McLean*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

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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 2, 2012:

JPMorgan Chase Bank, National Association

By: [Signature] 11-2-12  
Name: \_\_\_\_\_  
Title Jill Kelsey  
Vice President

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

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

See Attached  
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:  
\_\_\_\_\_

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## Notary Acknowledgement



STATE OF FLORIDA

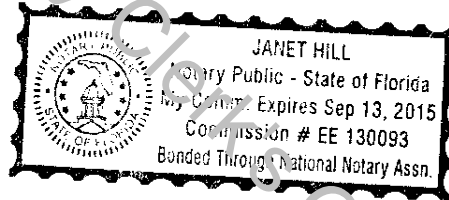
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 2, 2012, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X Janet Hill  
Notary Public

(seal)

Printed Name: Janet Hill



Property of Cook County Clerk's Office

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**Exhibit A**  
Legal Description




Situated in the County of Cook, in the State of Illinois:

Lot 12 in Block 22 in Village of Park Forest Area Number 3, being a subdivision in Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois on October 31, 1950 as Document No. 14940342 in Cook County, Illinois.

Parcel Number: 31-36-406-012-0000

Property of Cook County Clerk's Office

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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.

Clerk's Office of Cook County