

UNOFFICIAL COPY



Doc#: 1302446281 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2013 01:01 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
herein called 'GRANTOR',
whose mailing address is:

4425 Ponce DeLeon, Coral Gables, FL

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

and valuable consideration, to it in hand paid by the party or parties identified below as
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

BAYVIEW LOAN SERVICING, LLC

called 'GRANTEE' whose mailing address is: 4425 Ponce DeLeon, Coral Gables, FL

all that certain real property situated in Cook County, Illinois and more particularly described as
follows:

THE NORTH 33 FEET OF LOT 74 IN TODD'S SUBDIVISION OF THE NORTH ½ OF THE
SOUTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Tax No.: 16-05-223-004-0000

Address of Property: 1347 N. Parkside Avenue, Chicago, IL 60651

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any; (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if any, as may be disclosed by a plat of survey; (k) drainage ditched, drain tiles, feeders, laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of mineral estate.

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 7 day of November, 2012 in its name by Peter Suarez its Vice President thereunto authorized by resolution of its board of directors.

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
by BAYVIEW LOAN SERVICING, LLC, its attorney in fact

[Signature]

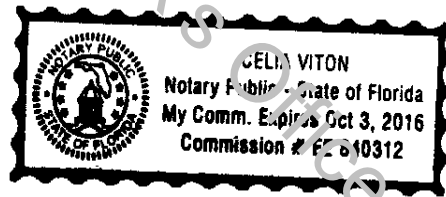
(AFFIX SEAL)

STATE OF FL
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 7 day of November, 2012 by Peter Suarez as Vice President of BAYVIEW LOAN SERVICING, LLC.

[Signature]
NOTARY PUBLIC

MAIL TO:



This instrument prepared by:
Kenneth D. Slomka
Slomka Law Group
Orland Executive Pointe
15255 S. 94th Avenue, Suite 602
Orland Park, IL 60462

Permanent Tax No.: 16-05-223-004-0000
Address of Property: 1347 N. Parkside Avenue, Chicago, IL 60651

*Tax Exempt Pursuant to Paragraph E of the Real Estate Transfer Tax Act,
35 ILCS 200/31-45*

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STATEMENT OF GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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 January 23, 2013. Signature [Signature]
Grantor or Agent

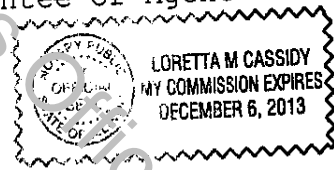
Subscribed and sworn to before me
this 23 day of January, 2013.
Notary Public Loretta M. Cassidy



The grantee or the grantee's 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 January 23, 2013. Signature [Signature]
Grantee or Agent

Subscribed and Sworn to before me
this 23 day of January, 2013.
Notary Public Loretta M. Cassidy



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