

# UNOFFICIAL COPY



Doc#: 1302418059 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2013 01:21 PM Pg: 1 of 6

This Document Prepared By:

Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

After Recording Return To:

Allodial Title LLC
REO No.: 20122608
PO Box 165028
Columbus, Ohio 43215

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 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 8611 S. Aberdeen Street, Chicago, IL 60620.

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



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**Exhibit A** *AS*  
Legal Description

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

Lot 40 in Prahman's Resubdivision of Block 7 in Hill and Pike's South Englewood Addition  
being a subdivision of the South 1/2 of the west 1/2 of the Southeast 1/4 of Section 32, Township  
38 North, Range 14, East of the Third Principal Meridian, in Cook County.

Parcel: 20-22-426-004-0000

*8611 S. Aberdeen St. ILL.  
60620*

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.

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## Notary Acknowledgement

STATE OF FLORIDA

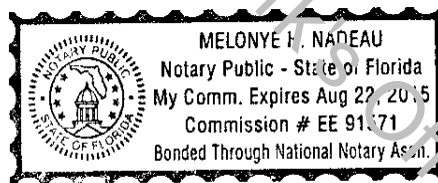
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 21, 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 *Melonye H. Nadeau*  
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY ILLINOIS

## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent Affirms that, to the best of his knowledge, the name of the Grantor 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 January 9, 20 13

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Kelly McInden  
This 9th day of January, 20 13  
Notary Public [Handwritten Signature]



Suzanne Feehan  
Notary Public, State of Ohio  
My Commission Expires 01-18-2014

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 a 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 9, 20 13

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Kelly McInden  
This 9 day of January, 20 13  
Notary Public [Handwritten Signature]



Suzanne Feehan  
Notary Public, State of Ohio  
My Commission Expires 01-18-2014

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 offences.