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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 Preserved By:

This Document I the reted i	<i>J</i> y.
Manley Deas Kocnalskill	LLC
1400 Goodale Boulevard	
Columbus, Ohio 43212	0.5

After Recording Return To:

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

SPECIAL WARRANTY DEED S

204 CO4

THIS INDENTURE made this 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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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 21, 2012:

JPMorgan Chase Bank, National Association
By: Julia Salman Mailia
Name: Jessica Salinger Title Vice President
Title Vice i resident
STATE QF
) SS See Attached 🗘
COUNTY OF) Notary Acknowledgement
DALL STATE OF THE
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY of personally known to me to be the
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] ligned 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.
7.0
Given under my hand and official seal, thisday of
Commission expires, 20
Notary Public
SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TI	RANSFER	01/24/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
20- 32-426- 004-0	0000 2012120160152	27 G2PB63

REAL ESTATE TRA	NSFER	01/24/2013
20.23.435.23	СООК	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

20-32-426-004-0000 | 20121201601527 | E2G6K5

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Exhibit A 🛪 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. 13-426-TODERTY 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 c genized under the laws of the United States of America. He/she is personally known to me.

(seal)

Maken (E Printed Name: Melonye H. Nadeau

> MELONYE F. NAMEAU Notary Public - State or Florida My Comm. Expires Aug 22, 2015 Commission # EE 91.71 Bonded Through National Notary Ason.

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subsequent offences.

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 of , 20 13	
Signature:	
C	Gantor or Agent
Subscribed and sworn to before me	A STATE STATE OF THE STATE OF T
This day of Jacob 22 Notary Public August 22	Outrame Freham Outrame Freham
Assignment of Beneficial Interest in a land trus or a foreign corporation authorized to do business.	s or acquire and hold title to real estate in linnois,
or other entity recognized as a person and auth real estate under the laws of the State of Illinoi	orized to do business or acquire and note title to
Dated January 9, 20 13	
Signature	e: Grantee of Agent
Subscribed and sworn to before me By the said <u>VIII Mainden</u> This day of January,	20_ /3
Notary Public Supresson who knowingly submits a	false statement concerning the Hemily of a Grantee the first offense and of a Chair. A Misdemeanor for