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Doc#: 1302504068 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2013 01:15 PM Pg: 1 of 5

Ally Title
8585196
1847

This Document Prepared By:

Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

After Recording Return To:

Allodial Title LLC Partners in Charity
REO No.:
PO Box 165028 80 N. Williams
Columbus, Ohio 43215 Crystallake IL 60014

SPECIAL WARRANTY DEED

THIS INDENTURE made this 08 day of January, 2013, 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 14255 Lavergne Avenue, Crestwood, IL 60445.

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

REAL ESTATE TRANSFER	01/18/2013
	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

SPS
SCY
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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 January 8, 2013:

JPMorgan Chase Bank, National Association

By: [Signature] 1/8/13
Name: Jill Kelsey
Title Vice President

STATE OF _____)
) SS
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 _____, 2013.

[Signature]

Commission expires _____, 20____
Notary Public

See Attached
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

Partners In Chanty, Ben Williams, Crystal Lake, IL

LODDA

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Notary Acknowledgement

STATE OF FLORIDA

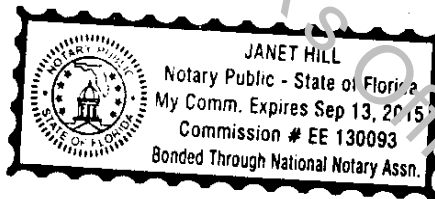
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this January 8, 2013, 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



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Exhibit A
Legal Description



LOT 67 IN FREDERICK H. BARTLETT'S CICERO AVENUE FARMS, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ LYING EAST OF THE DITCH AND SOUTH MAIN ROAD (EXCEPT THE SOUTH 33 FEET CONVEYED TO RAILROAD), IN SECTION 4, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin# 28-04-412-009-0000

Exempt under provisions of
Paragraph E, Section 13-45,
Property Tax Code
11/10/13 [Signature]
Date Buyer, Seller or Representative

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.

Property of Cook County Clerk's Office