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Doc#: 1302918064 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2013 01:35 PM Pg: 1 of 6

Doc#: 1300312138 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2013 01:58 PM Pg: 1 of 5

First American Title  
Order # 23620103  
(104)

This Document Prepared By:  
Manley Deas Kochalski LLC  
1400 Goodale Boulevard  
Columbus, Ohio 43212

After Recording Return To:  
Allodial Title LLC  
REO No.:  
PO Box 165028  
Columbus, Ohio 43215

\* Change to Partners In Charity, Inc.

Re Record to Show Scarifiers  
Error w/ Grantors Name

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 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, [collective], "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 10517 South Cottage Grove Avenue, Chicago, IL 60628.

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 14, 2012:

**JPMorgan Chase Bank, National Association**

By: Jessica Salinger  
Name: Jessica Salinger  
Title: Vice President

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS See Attached &  
Notary Acknowledgement


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 \_\_\_\_\_, 2017



Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Partners In County, 413 W. Main St, West Dundee, IL 60118

REAL ESTATE TRANSFER		12/19/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

25-15-218-163-0000 | 20121101606532 | QT8JXM

REAL ESTATE TRANSFER		12/19/2012
	COOK:	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

25-15-218-163-0000 | 20121101606532 | ZQ907A

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## Notary Acknowledgement

STATE OF FLORIDA

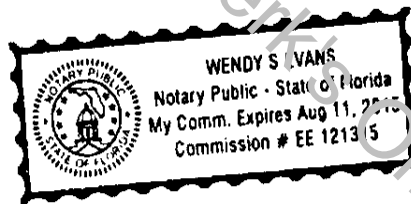
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 14, 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   
\_\_\_\_\_  
Notary Public

(seal)

Printed Name: Wendy S. Evans



Property of Cook County Clerk's Office

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**Exhibit A** ✕  
**Legal Description**

Lot 28 (except the Southerly 5 feet thereof as measured on the Easterly and Westerly lines thereof) and Lot 29 (except the North half thereof) in Block 3 in Chicago Title and Trust Company's addition to Pullman, in the Northeast Quarter of Section 15, Township 37 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

Pin# 25-15-218-163-0000

Property of Cook County Clerk's Office

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

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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

Exempt under provisions of  
 Paragraph E, Section 13-45,  
 Property Tax Code  
 2/18/12 *[Signature]*  
 Date Seller or Representative

Deputy County Clerk's Office

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*[Large black scribble obscuring the main content of the document]*

Property of Cook County Clerk's Office

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT 1300312159

JAN 29 13

*[Signature]*  
RECORDED & INDEXED COOK COUNTY