



Doc#: 1302918065 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2013 01:37 PM Pg: 1 of 6

Doc#: 1300429048 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2013 11:19 AM Pg: 1 of 5

RE RECORD TO SHOW SCRIVNERS ERROR w/ GRANTEES NAME  
Please Change to: PARTNERS IN CHARITY, INC.

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

After Recording Return To:  
Ailodial Title LLC  
REO No.: 20122725  
PO Box 165028  
Columbus, Ohio 43215

SPECIAL WARRANTY DEED

THIS INDENTURE made this 2nd day of November, 2012, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and ~~Partners in Charity, Inc.~~, 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 (\$0.00), 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 43 Sauk Trail, Park Forest, IL 60466.

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	01/04/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00



31-36-406-012-0000 | 20121101600153 | VTWT5J

EXEMPTION APPROVED

*Mark C. McLean*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST



UNOFFICIAL COPY

Notary Acknowledgement



STATE OF FLORIDA

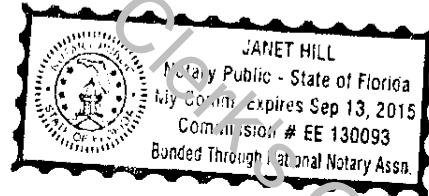
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 2, 2012, 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



Property of Cook County Clerk's Office

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**Exhibit A**  
Legal Description

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

Lot 12 in Block 22 in Village of Park Forest Area Number 3, being a subdivision in Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois on October 31, 1950 as Document No. 14940342 in Cook County, Illinois.

Parcel Number: 31 36-406-012-0000

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

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I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF DOCUMENT 1302918065

JAN 29 13

  
RECORDS & CLERK OF COOK COUNTY