




Doc#: 1303216089 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2013 04:07 PM Pg: 1 of 6

This Document Prepared By:



Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

REAL ESTATE TRANSFER	02/01/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00

16-23-227-012-0000 | 20130101605346 | ECMYR8

After Recording Return To:

Reginald Parks, Esq.
Pugh, Jones and Johnson, PC
Suite 3400
Chicago, Illinois 60601

REAL ESTATE TRANSFER	02/01/2013
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

16-23-227-012-0000 | 20130101605346 | MCOLF5

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16 day of OCTOBER, 2012, between **JPMorgan Chase Bank, N. A.**, hereinafter ("Grantor"), and **MPS Community I, LLC**, whose mailing address is 120 S. LaSalle Street, Suite 1850, Chicago, IL 60603, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 1529 South Christiana Avenue, Chicago, IL 60623.

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

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those set out above, whether expressed, implied, implied by law, or otherwise, concerning the 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 October 16, 2012:

JPMorgan Chase Bank N.A.

By: Jessica Salinger

Name: Jessica Salinger

Title Vice President

J

STATE OF \_\_\_\_\_ )

) SS

See Attached

COUNTY OF \_\_\_\_\_ )

Notary Acknowledgment

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, N.A. 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 \_\_\_\_\_, 2012

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

SEND SUBSEQUENT TAX BILLS TO:

120 S LaSalle Street Suite 1850, Chicago, IL 60603

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## Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

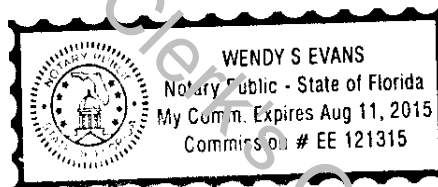
The foregoing instrument was acknowledged before me this October 16, 2012, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X

\_\_\_\_\_  
Notary Public

(seal)

Printed Name: Wendy S. Evans



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**Exhibit A** ✂  
Legal Description

Parcel 1 Lot 36 in Sub Block 4 of Block 5 in Prescott Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the 3<sup>rd</sup> principal meridian, in Cook County, Illinois. Parcel 2 Lot 37 in Sub Block 5 in Prescott Douglas Park Addition to Chicago in Section 23, Township 39 North, Range 13, East of the 3<sup>rd</sup> principal meridian, in Cook County, Illinois.

ALSO KNOWN AS: 1529 SOUTH CHRISTIANA AVENUE, CHICAGO, ILLINOIS 60623

16-23-227-011-0000

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.

Cook County Clerk's Office

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**EUGENE "GENE" MOORE**  
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 1-23, 20 13

Signature: *Suzie Feen*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Suzie Feen  
This 23rd day of January, 20 13  
Notary Public *[Signature]*



**KELLY N. MCLINDEN**  
Notary Public, State of Ohio  
My Commission Expires 02-02-17

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 1-23, 20 13

Signature: *Suzie Feen*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Suzie Feen  
This 23rd day of January, 20 13  
Notary Public *[Signature]*



**KELLY N. MCLINDEN**  
Notary Public, State of Ohio  
My Commission Expires 02-02-17

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class B misdemeanor for subsequent offenses.