



Doc#: 1305342122 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2013 02:49 PM Pg: 1 of 6

FIDELITY NATIONAL TITLE 12010142U

This Document Prepared By:

The Law Office of Beth Mann
15127 South 73rd Avenue, Suite F
Orland Park, IL 60462

After Recording Return To:

Gretchen A. Rakowicz
1208 West Newport Avenue
Chicago, IL 60657

BOX 15 SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of November, 2012, between JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, hereinafter ("Grantor"), and Gretchen A. Rakowicz, whose mailing address is 758 North LaSalle, #323, Chicago, IL 60610, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten 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 1208 West Newport Avenue, Chicago, IL 60657.

FIDELITY NATIONAL TITLE

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.

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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 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.

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NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 21, 2012, by Miguel Medina, the Vice President of **JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC**. He/she is personally known to me.

X 

Notary Public



(seal)

Printed Name: Cheryl Thayer

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☑ **Exhibit A**
Legal Description

LOT 42 AND THE WEST 3 FEET OF LOT 43 IN BLOCK 5 OLIVER'S SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-20-314-037-0000

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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a

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