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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 TITUS 12010142U

This Document Prepared By:

The Law Office of Bet! Mann
15127 South 73rd Avenue, Svite F
Orland Park, IL 60462

After Recording Return To:

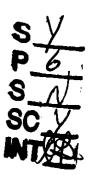
Gretchen A. Rakowicz	
1208 West Newport Avenue	
Chicago, IL 60657	

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 Lar abee, #323, Chicago, IL 60610, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Constonant 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.

OOT COUNT

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.

Toperty of Cook County Clerk's Office

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Executed by the undersigned on November 21, 2012:

	GRANTOR: JPMorgan Chamerger to	se Home Financ	nal Association, successor bee, LLC	y
STATE OF)			
COUNTY OF) SS)	4	•	
I, the undersigned, a Noury I	Rublic in and for	said County, in the	he State aforesaid, DO HERE to be the Vice President of	BY
JPMorgan Chase Bank, Na	tional Association	on, successor by	merger to Chase Home Fin	ance
LLC, and personally known foregoing instrument, appear	to me to be the sa ed before most is	ame person whos day in person ar	se name is subscribed to the nd acknowledged that as such	Vice
President signed and delivere	ed the instrument	as his/her free ar	nd voluntary act, and as the fr	ee
and voluntary act and deed of	I said corporation	, for the uses and	d purposes therein set forth.	
Given under my hand	and official seal,	this day	of, 20	
		1//	See Attached	
	, 20		ivo ary Acknowledgement	
Notary Public		\	Q.	
SEND SUBSEQUENT TAX	BILLS TO: 9	RETCHEN,	A RALOWICZ	
	1	on cage	TL 60610	
		<u> </u>	1 10000	

REAL ESTATE TRANSFER		01/14/2013
	COOK	\$450.00
	ILLINOIS:	\$900.00
	TOTAL:	\$1,350.00
14 20 214 027 000	1 00 45 - 11	

		Ψ1,000.00
14-20-314-037-0000	20130101600531	MAEGVA

REAL ESTATE TO	RANSFER	01/14/2013
	CHICAGO:	\$6,750.00
	CTA:	\$2,700.00
	TOTAL:	\$9,450.00
14-20-314-037-0	0000 201301016005	31 TTB42L

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Ŷ<u>NOTARY ACKNOWLEDGEMENT</u>

STATE OF FLORIDA

COUNTY OF DUVAL

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

CHERYL THAYER MY COMMISSION # EE 017077 County Clert's Office

Cheryl Thayer Printed Name:

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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 1/4 OF THE SOUTHWEST 1/4 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
COUNTY
CONTROL
OFFICE
OF

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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, and conduct of any activity upon the property.