

# UNOFFICIAL COPY



This Document Prepared By:

Fisher and Shapiro, LLC
200 N LaSalle #2840
Chicago, IL 60601

Doc#: 1307241046 Fee: \$48.00  
 Karen A. Yarbrough RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 03/13/2013 10:12 AM Pg: 1 of 6

After Recording Return To:

Partners in Charity Inc.
613 West Main <i>613 N. Williams</i>
West Dundee IL 60118
<i>Crystal Lake IL 60014</i>

(S) 1081  
 WSA 985018  
 (L)  
 CTI

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of December, 2012, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Partners in Charity, whose mailing address is 613 West Main, West Dundee, IL 60118, hereinafter, ("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 **1513 N Broadway, Melrose Park, IL 60160.**

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 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.

REAL ESTATE TRANSFER	02/07/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00
15-03-130-018-0000   20121201601740   3DBRV4	

BOX 334 CTI

S Y  
 P 6  
 S N  
 SC Y  
 INT X

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Executed by the undersigned on December 11, 2012:

GRANTOR:

JPMorgan Chase Bank, N. A.

By: [Signature] 12/11/12

Name: Jill Kelsey

Title: Vice President

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

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 \_\_\_\_\_ 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.

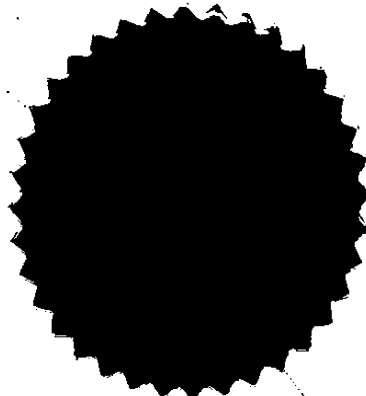
Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2012

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

See Attached  
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:  
Partners in Charity, 613 West Main, West Dundee, IL 60118

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4  
REAL ESTATE TRANSFER ACT.  
2/24/13  
Buyer, Seller or Representative



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## Notary Acknowledgement

STATE OF FLORIDA

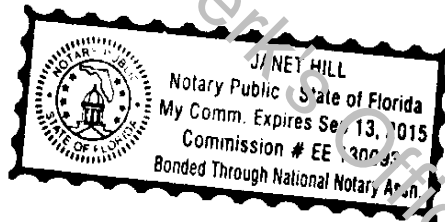
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 11, 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 Clerks Office

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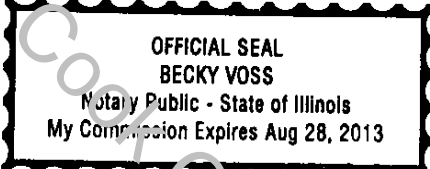
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 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 2-24-13, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 24th day of Feb 2013

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

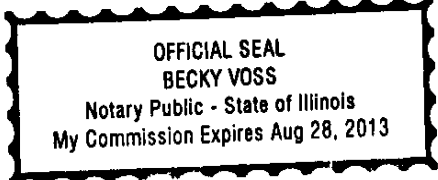


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/24/13, \_\_\_\_\_ Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 24th day of Feb 2013

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



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

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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**Exhibit A**  
Legal Description

**LOT 21 IN BLOCK 2 IN GOSS, JUDD, AND SHERMAN'S WEST DIVISION STREET HOME ADDITION,  
BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE  
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 63 ACRES THEREOF) IN  
COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 15-03-130-018-0000

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