



Doc#: 1307842021 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2013 08:48 AM Pg: 1 of 4

This Document Prepared By:

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

After Recording Return To:

Juan Carlos Calix
Mayra Vargas
4911 W Bloomingdale Ave
Chicago, IL 60639
4914 W. AUGUSTA

2013 JAN 17 10:12 AM
FCS 212 FSN
BOX 334 CT

SPECIAL WARRANTY DEED

THIS INDENTURE made this 17 day of Jan, 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Juan Carlos Calix and Mayra Vargas, whose mailing address is 4911 W Bloomingdale Ave, Chicago, IL 60639, 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 6105 S Honore Street, Chicago, IL 60636.

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	02/21/2013
	CHICAGO: \$26.25
	CTA: \$10.50
	TOTAL: \$36.75

20-18-419-003-0000 | 20130101600679 | GA81TW

REAL ESTATE TRANSFER	02/21/2013
	COOK \$1.75
	ILLINOIS: \$3.50
	TOTAL: \$5.25

20-18-419-003-0000 | 20130101600679 | HKUH24

TO
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UNOFFICIAL COPY

Executed by the undersigned on Jan 17, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association.

By: Tamika Bell 1-17-13

Name: Tamika Bell

Title: Vice President

STATE OF Texas)
) SS
COUNTY OF Denton)

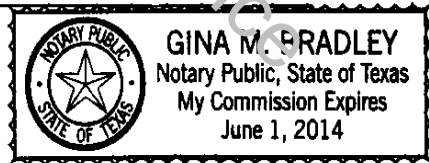
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tamika Bell, personally known to me to be the VP of JPMorgan Chase Bank NA and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such VP [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 VP, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of January, 2013

Commission expires 6-1, 2014
Notary Public

Gina M. Bradley

SEND SUBSEQUENT TAX BILLS TO:
Juan Carlos Calix and Mayra Vargas, 6105 S Honore Street, Chicago, IL 60635



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Exhibit A
Legal Description

LOT 632 IN E.A. CUMMINGS AND COMPANY'S 63RD STREET SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-18-419-003-0000

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.

TB