

# UNOFFICIAL COPY



Doc#: 1308601080 Fee: \$50.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/27/2013 11:12 AM Pg: 1 of 7

First American Title  
Order #: 2399066  
(1 of 1)

**This Document Prepared By:**

Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

**After Recording Return To:**

Allodial Title LLC Partners in Charity
REG No.: 13-004225 80 N. Williams
PO Box 165028 Crystal Lake, IL
Columbus, Ohio 43215 60014

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 26<sup>th</sup> day of February, 2013, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Partners in Charity, Inc.**, whose mailing address is 613 W. Main Street, West Dundee, IL 60118 (hereinafter, collectively), "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Zero Dollars (\$0.00), 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 6206 North Francisco Avenue, Unit 2B, Chicago, IL 60659.

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.

S  
P  
S  
SC  
INT  
/CG

REAL ESTATE TRANSFER 03/14/2013



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

13-01-113-042-1006 | 20130301602422 | LHV5PW

REAL ESTATE TRANSFER 03/14/2013



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

13-01-113-042-1006 | 20130301602422 | 4UPNEF

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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 February 26, 2013, 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

*Jessica Salinger*

Notary Public

(seal)

Printed Name: Jessica Salinger



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**Exhibit A**  
**Legal Description**

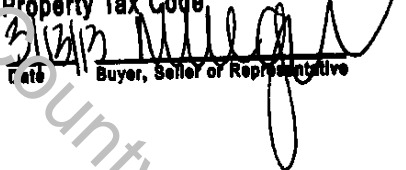


Unit 2B in the 6206 N. Francisco condominium as delineated on a survey of the following described real estate: Lot 15 in Block 6 in Thomas J. Grady's Sixth Green Briar addition to North Edgewater, a subdivision of the Northeast ¼ of the Northwest ¼ of Section 1, Township 40 North, Range 13, East of the third principal meridian, which survey is attached to the declaration of condominium recorded as Document Number 0533627114, and as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Property Address: 6206 North Francisco Avenue, Unit 2B, Chicago, Illinois, 60659

Permanent Index No.: 13-01-113-042-1006

Exempt under provisions of  
Paragraph 4, Section 13-45,  
Property Tax Code

  
Date \_\_\_\_\_ Buyer, Seller or Representative

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## Exhibit B Permitted Encumbrances

1. The list 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.

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## STATEMENT BY GRANTOR AND GRANTEE

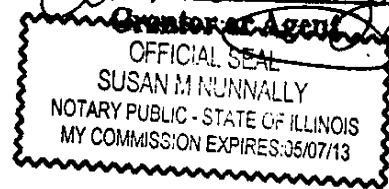
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 14, 2013

Signature: [Handwritten Signature]

Subscribed and sworn to before me  
By the said agent  
This 14 day of March, 2013.

Notary Public Susan M. Nunnally



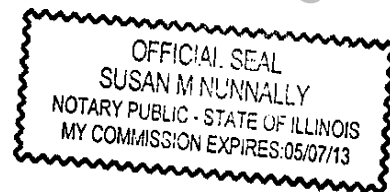
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date March 14, 2013

Signature: [Handwritten Signature]

Subscribed and sworn to before me  
By the said agent  
This 14 day of March, 2013.

Notary Public Susan M. Nunnally



Note: Any person who knowingly submits a false statement concerning the identity of 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.)