



Doc#: 1309504026 Fee: \$46.00  
RHSP Fee:\$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/05/2013 08:56 AM Pg: 1 of 5

This Document Prepared By:  
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After Recording Return To:  
Nations Lending Services  
9801 Legler Road  
Lenexa, KS 66219

13092-94

BOOK 102

130916054

SPECIAL WARRANTY DEED

12AL18113REO

THIS INDENTURE made this 5 day of March, 2013, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and OPTIMUM MANAGEMENT LLC, whose mailing address is 2727 N. Mildred Ave, Chicago, IL 60614 (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum 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 2120 N MANGO AVE, CHICAGO, IL 60639. /

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.

City of Chicago  
Dept. of Finance  
639382



Real Estate  
Transfer  
Stamp

\$1,302.00

3/19/2013 10:05

dr00764

Batch 6,080,148

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

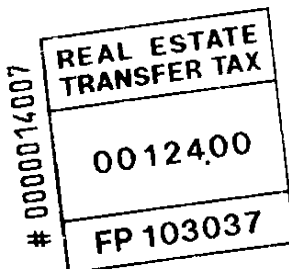
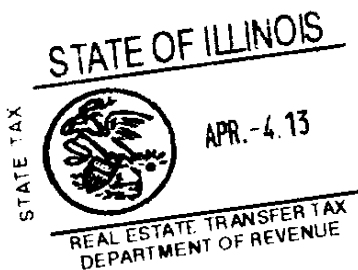
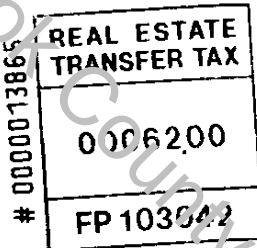
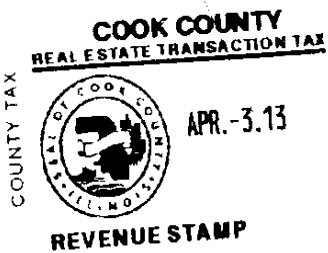
Handwritten initials

# UNOFFICIAL COPY

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.



*JB*

# UNOFFICIAL COPY

Executed by the undersigned on March 5, 2013:

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Tina Bergin 3/5/13

Name:

Title:

**Tina Bergin**  
Vice President

STATE OF TEXAS )  
 ) SS  
COUNTY OF DENTON )

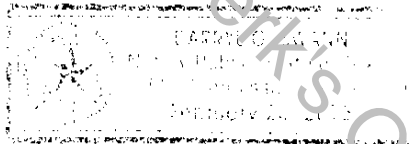
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TINA BERGIN, personally known to me to be the VP of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 5<sup>th</sup> day of March, 2013

Notary Signature Line

Notary Printed Name

Commission expires 2/24, 20 15  
Notary Public



SEND SUBSEQUENT TAX BILLS TO: OPTIMUM MANAGEMENT LLC, 2727 N MILDRED AVE, CHICAGO, IL 60614

# UNOFFICIAL COPY

**Exhibit A**  
Legal Description

*mb*

LOTS 33 AND 34 IN BLOCK 4 IN CENTRAL AVENUE SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, LYING SOUTH OF GRAND AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2120 North Mango Avenue, Chicago, IL 60639

Permanent Index No.: 13-32-223-025

Permanent Real Estate Index Number: 13-32-223-025-000 0 ✓

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

