



Doc#: 1310631022 Fee: \$48.00
RHSP Fee:\$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2013 11:54 AM Pg: 1 of 6

This Document Prepared By:

Fisher and Shapiro, LLC
200 N. LaSalle #2840
Chicago, IL 606001

After Recording Return To:

Partners In Charity, Inc
613 West Main
West Dundee, IL 60118

REC

SPECIAL WARRANTY DEED

THIS INDENTURE made this 5 day of February, 2013 between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Partners in Charity, Inc, 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 753 E. 157th Place, South Holland, IL 60473.

DEAP

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.

WSA 212886

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.

CT

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.

BOX 334 CTR

UNOFFICIAL COPY

Executed by the undersigned on February 5, 2013 :

GRANTOR:

JPMorgan Chase Bank, National Association

By Jessica Salinger 2/5/13

Name: Jessica Salinger

Title: Vice President

STATE OF _____)

) SS See Attached &
) Notary Acknowledgment

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 _____, 20____

Commission expires _____, 20____

Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Partners in Charity Inc., 613 West Main, West Dundee, IL 60118

REAL ESTATE TRANSFER 03/04/2013



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

29-15-220-008-0000 | 20130201605414 | SNGTYP

UNOFFICIAL COPY

Notary Acknowledgement [§]

STATE OF FLORIDA

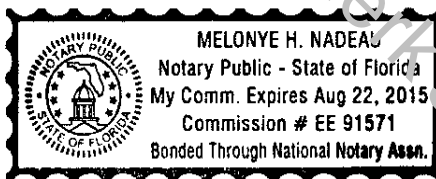
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 5, 2013, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

Melonye H. Nadeau
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A *♂*

Legal Description

LOT 102 IN MUTUAL BUILDERS SUBDIVISION, BEING A SUBDIVISION OF LOT 7 IN VAN VURREN'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 5, 1955, AS DOCUMENT 15859007 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT 1593244.

Permanent Real Estate Index Number: 29-15-220-008-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

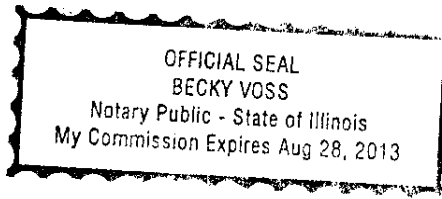
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 April 10, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this _____ day of _____

Notary Public



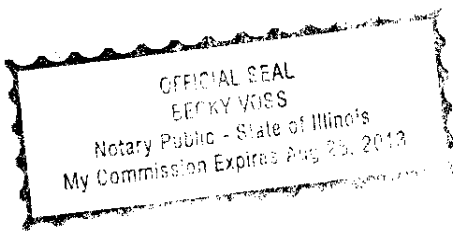
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 10, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this _____ day of _____

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.]