

# UNOFFICIAL COPY

Doc#: 1312933010 Fee: \$48.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/09/2013 08:30 AM Pg: 1 of 8

This Document Prepared By:

Tammy A. Geiss, Esq
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527

After Recording Return To:

Joel S. Hymen
1211 McHenry Rd.
Ste 125
Buffalo Grove, IL 60089

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of April, 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Emil Grigorov and Lu (mi) Ivanov, whose mailing address is 20 Glenview Rd Glenview, IL 60025-, (hereinafter, [collectively], "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 1533 S. Monterey Ave, Schaumburg, IL 60193

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.

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

21861 / \$135.00

FIRST AMERICAN TITLE

ORDER PATTC

2424583

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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. *mg*

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER</b>		04/26/2013
		<b>COOK</b> \$67.50
		<b>ILLINOIS:</b> \$135.00
		<b>TOTAL:</b> \$202.50

07-35-111-019-0000 | 20130401605804 | J7ZA60

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Executed by the undersigned on April 16, 2013:

**GRANTOR:**

JPMorgan Chase Bank, National Association

By: Melanie J. Brinkley 4/16/13

Name:

Title: **Melanie J. Brinkley**

**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 \_\_\_\_\_, 20\_\_\_\_

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

**See Attached  
Notary Acknowledgement**

SEND SUBSEQUENT TAX BILLS TO:  
Emil Grigorov and Ludmil Ivanov  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527

\_\_\_\_\_

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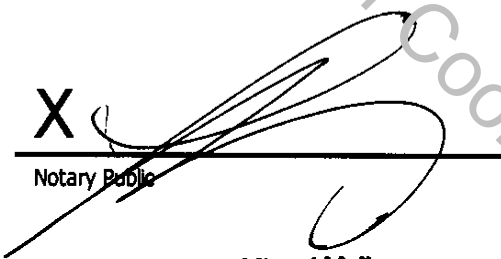
Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 16, 2013, by Melanie J. Brinkley, 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



Notary Public

**Miguel Molina**

Printed Name: \_\_\_\_\_



(seal)

*mg3*

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**Exhibit A** *MB*  
Legal Description

LOT 101 IN BRANIGAR'S MEDINAH SUNSET HILLS, A SUBDIVISION IN THE  
NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-35-111-019-0000

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## Exhibit B

### Permitted Encumbrances *MAB*

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.

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