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Doc#: 1313447029 Fee: \$48.00
RHSP Fee:\$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/14/2013 11:37 AM Pg: 1 of 6

This Document Prepared By:

Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

After Recording Return To:

Allodial Title LLC
REO No.: 20122738
PO Box 165028
Columbus, Ohio 43215

SPECIAL WARRANTY DEED *JK*

THIS INDENTURE made this 5th day of November, 2012, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Partners in Charity**, 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 1240 South 51st Court, Cicero, IL 60804.

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

MA
Real Estate Transfer Tax
\$25
4/16/13

MA
Real Estate Transfer Tax
\$25
4/16/13

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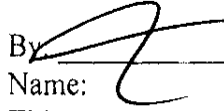
condition of the title of the property prior to the date the Grantor acquired title.

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.

Executed by the undersigned on November 5, 2012:

JPMorgan Chase Bank, National Association

By  11-5-12
 Name: Jill Kelsey
 Title: 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 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 _____ [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 _____, 2012

Commission expires _____, 20____
Notary Public

See Attached
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY

Notary Acknowledgement

STATE OF FLORIDA

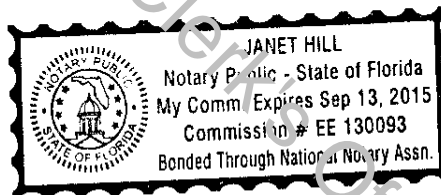
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 5, 2012, 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 Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill



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Exhibit A
Legal Description




Situated in the County of Cook in the State of Illinois:

Lot 32 in Block 8 in Grant Locomotive Works Addition in Section 21, Township 39 North,
Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Number: 16-21-200-039-0000

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.

Property of Cook County Clerk's Office

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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent Affirms that, to the best of his knowledge, the name of the Grantor 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.

Dated November 5th, 2012

Signature: *Suzanne Fechar*
Grantor or Agent

Subscribed and sworn to before me

By the said Suzanne Fechar

This 12th day of November, 2012

Notary Public *[Signature]*

NICOLE C. BURIGANA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-13-2017

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 a 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 November 12, 2012

Signature: *Suzanne Fechar*
Grantee or Agent

Subscribed and sworn to before me

By the said Suzanne Fechar

This 5th day of November, 2012

Notary Public *[Signature]*

NICOLE C. BURIGANA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-13-2017

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.