



Doc#: 1316835066 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 06/17/2013 02:28 PM Pg: 1 of 4

This Document Prepared By:

Mark E. Edison
1415 W. 22 nd Street Tower Floor
Oak Brook, IL 60523

After Recording Return To:

JDB Properties, LLC
5059 W Winnemac
Chicago IL 60630

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22ND day of Feb., 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and JDB Properties, LLC, whose mailing address is 5059 W Winnemac, Chicago, IL 60630, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for an (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 2128 W Rice St, Unit 2128-1, Chicago, IL 60622.

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 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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REAL ESTATE TRANSFER	06/03/2013
CHICAGO:	\$427.50
CTA:	\$171.00
TOTAL:	\$598.50

17-06-326-040-1001 | 20130201603200 | ZQF0K8

REAL ESTATE TRANSFER	06/03/2013
COOK	\$28.50
ILLINOIS:	\$57.00
TOTAL:	\$85.50

17-06-326-040-1001 | 20130201603200 | 6JM3NG

UNOFFICIAL COPY

Executed by the undersigned on Feb. 22, 2013:

GRANTOR: JPMorgan Chase Bank, National Association

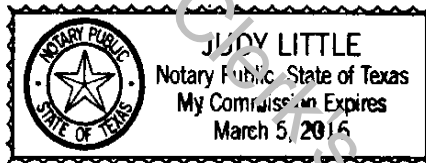
By: Amber Ball 2/22/2013
Name:
Title: **Amber Ball**
Vice President

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 Amber Ball, personally known to me to be the V.P. 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 V.P. [HE] **(SHE)** signed and delivered the instrument as **(HER)** free and voluntary act, and as the free and voluntary act and deed of said N.A., for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of Feb, 2013

Judy Little
Commission expires 3/5, 2016
Notary Public



SEND SUBSEQUENT TAX BILLS TO: JDB Properties, LLC, 5059 W Winemac, Chicago, IL 60622

UNOFFICIAL COPY

Exhibit A
Legal Description

oB

P.I.N. 17-06-326-040-1001

PARCEL 1: UNIT 2128-1 IN 2128 WEST RICE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 18 IN SUBDIVISION OF BLOCK 1 IN BLOCK 15 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 3/30/07 AS DOCUMENT 0708922093, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED 3/30/07 AS DOCUMENT 0708922093, AS MAY BE AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

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Exhibit B Permitted Encumbrances

OB

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