

# UNOFFICIAL COPY



Doc#: 1317933092 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2013 02:32 PM Pg: 1 of 6

This Document Prepared By:  
Ross M. Rosenberg, Esq.,  
Rosenberg LPA,  
Attorneys At Law, 3805,  
Edwards Road, Suite 550, Cincinnati,  
Ohio 45209. (513) 247-9605.

~~After Recording Return To:~~  
Nations Lending Services  
9801 Legler Road  
Lenexa, KS 66219

Property of Cook County

13178-60

13W230039

## SPECIAL WARRANTY DEED

12N101994REO

THIS INDENTURE made this 23<sup>rd</sup> day of May, 2013, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and ANDRE J. BAKER, whose mailing address is 426 MANISTEE, CALUMET CITY, IL 60409 (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 9245 S HARPER AVE., CHICAGO, IL 60619.

Parcel No: 25-02-412-014-0000

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.

S ✓  
P ✓  
S ✓  
SC ✓  
NT ✓

City of Chicago  
Dept. of Finance  
646002



Real Estate  
Transfer  
Stamp

\$110.25

6/13/2013 14:25

dr00193

Batch 6,524,313

b

# 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.



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on May 23, 2013:

GRANTOR:  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
 By: [Signature] 5/23/13  
 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2013



\_\_\_\_\_  
 Notary Signature Line

\_\_\_\_\_  
 Notary Printed Name

See Attached  
 Notary Acknowledgement

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

SEND SUBSEQUENT TAX BILLS TO: ANDRE J. BAKER, 426 MANISTEE, CALUMET CITY, IL 60409

<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  JUN. 27. 13 REVENUE STAMP	# 000015254 <table border="1" style="margin: auto;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">0000525</td></tr> <tr><td style="text-align: center;">FP 103042</td></tr> </table>	REAL ESTATE TRANSFER TAX	0000525	FP 103042	STATE TAX  JUN. 28. 13 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000016403 <table border="1" style="margin: auto;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">0001050</td></tr> <tr><td style="text-align: center;">FP 103037</td></tr> </table>	REAL ESTATE TRANSFER TAX	0001050	FP 103037
REAL ESTATE TRANSFER TAX									
0000525									
FP 103042									
REAL ESTATE TRANSFER TAX									
0001050									
FP 103037									

# UNOFFICIAL COPY

## Notary Acknowledgement

STATE OF FLORIDA

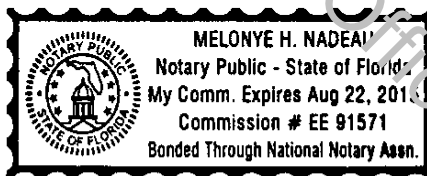
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 23, 2013, 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 *Melonye H. Nadeau*  
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



# UNOFFICIAL COPY

**Exhibit A**  
**Legal Description**



LOT 30 IN BLOCK 7 IN CALUMET AND CHICAGO CANAL DOCK & COMPANY'S SUBDIVISION OF THE SOUTHEAST 1/4, NORTH AND EAST OF RAILROAD IN SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 9245 S. HARPER AVENUE, CHICAGO, IL 60619

PROPERTY INDEX NO. 25-02-412-014-0000

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