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13191421300

Doc#: 1319142130 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2013 11:29 AM Pg: 1 of 6

Fidelity S2010304

This Document Prepared By:

The Law Office of Beth Mann
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

Zina M Kamil
128 Asbury Ave.
Evanston, IL 60202

BOX 15

FIDELITY NATIONAL TITLE

303

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16th day of May, 2013, between **Raymond James Bank**, hereinafter ("Grantor"), and Zina M Kamil, whose mailing address is 128 Asbury Ave., Evanston, IL 60202, (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 1930 W Estes Ave, 300, Chicago, IL 60626.

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

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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.

PD

Property of Cook County Clerk's Office

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Executed by the undersigned on May 16, 2013 :

GRANTOR:

Raymond James Bank

By: *Richard Dodd* 5/16/2013

Name: Richard Dodd

Title: Vice President

By JPMorgan Chase Bank,
National Association,
Attorney in Fact

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 Vice President of **Raymond James Bank** by _____, 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 Vice President signed and delivered the instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, 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:
Zina M Kamil
128 Asbury Ave.
Evanston, IL 60202

REAL ESTATE TRANSFER 06/10/2013



CHICAGO: \$641.25
CTA: \$256.50
TOTAL: \$897.75

11-31-200-032-1010 | 20130501606068 | DZZ8TB

REAL ESTATE TRANSFER 06/10/2013



COOK \$42.75
ILLINOIS: \$85.50
TOTAL: \$128.25

11-31-200-032-1010 | 20130501606068 | 46PDEM

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STATE OF FLORIDA

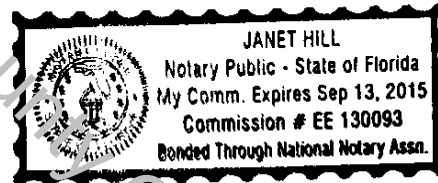
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 16, 2013, by Richard Dodd, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Raymond James Bank, on behalf of the corporation. He/she is personally known to me.

X

Notary Public

(seal)

Printed Name: Janet Hill*BP*

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Exhibit A Legal Description

UNIT 300 IN THE ESTES RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14 AND 15 IN BLOCK 7 IN ROGERS PARK, A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD OF SECTION 31 AND ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 AND ALSO ALL OF SECTION 34 LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM BY 1930 WEST ESTES ASSOCIATES, INCORPORATED, RECORDED AS DOCUMENT NO. 99968187 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, PARCEL 3: LIMITED COMMON ELEMENT DESIGNATED AS PARKING SPACES 17 AND 18 ON EXHIBIT "B" OF THE DECLARATION RECORDED AS DOCUMENT NO. 99968187.

Permanent Real Estate Index Number: 11-31-200-032-1010



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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.