



Doc#: 1319841125 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2013 03:19 PM Pg: 1 of 6

This Document Prepared By:

Michael S. Fisher Attorney At
Law P.C.
One South Dearborn Suite 2110
Chicago, IL 60603

After Recording Return To:

Partners In Charity, Inc.
86 N. Williams St.
Crystal Lake, IL 60014

FIRST AMERICAN

File # 2416882

SPECIAL WARRANTY DEED

THIS INDENTURE made this 1 day of June, 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Partners In Charity, Inc., whose mailing address is 86 N. Williams St., Crystal Lake, IL 60014, (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 6419 South Whipple Street, Chicago, IL 60629.

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.

S ✓
P ✓
S ✓
SC ✓
INT ✓
Mr
CB

UNOFFICIAL COPY

Executed by the undersigned on June 7, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Melonye H. Nadeau 6.7.13

Name: Melonye H. Nadeau

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 _____, 20_____

Commission expires _____, 20_____
Notary Public

See Attached
Notary Acknowledgement MH

SEND SUBSEQUENT TAX BILLS TO:
Partners In Charity, Inc., 86 N. Williams St., Crystal Lake, IL 60014

6/18/13 MH as agent E

REAL ESTATE TRANSFER 06/21/2013



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

19-24-111-007-0000 | 20130601603045 | MWC095

REAL ESTATE TRANSFER 06/21/2013



COOK:	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

19-24-111-007-0000 | 20130601603045 | WSA162

MH

UNOFFICIAL COPY

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 7, 2013, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.



X Chayer

Notary Public

(seal)

Printed Name: Cheryl Thayer

Umr

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 40 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 41 IN BLOCK 8 IN EAST CHICAGO LAWN, BEING J.A. CAMPBELL SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-24-111-007-0000

Property of Cook County Clerk's Office

Vmr

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.

UMA



First American

UNOFFICIAL COPY

First American Title Insurance Company
30 North LaSalle Street,
Suite 2220
Chicago, IL 60602
Phone: (312)750-6780
Fax: (866)563-2766

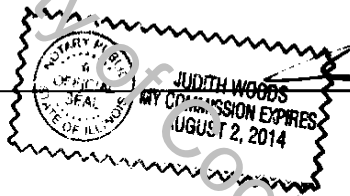
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 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: June 18, 2013 Signature: Martha Ludwig
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on June 18, 2013.

Notary Public _____

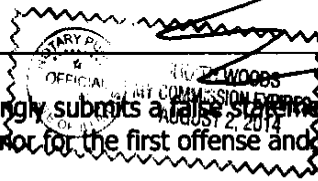


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 18, 2013 Signature: Martha Ludwig
Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on June 18, 2013.

Notary Public _____



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)