UNOFFICIAL COPMINION OF THE PROPERTY OF THE PR

Doc#: 1322533155 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 08/13/2013 03:15 PM Pg: 1 of 5

This Document Prepared By:
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-After Recording Return To:

Nations Lending Services
9801 Legler Road
Lenexa, KS 66219 1:3 211-59

13WR 35041

SPECIAL WARRANTY DEEL AD 12NL23873REO

THIS INDENTURE made this 10 day of 3013, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and GHANSHYAM PATEL, whose mailing address is 688 Biltmore Drive, Bartlett, IL 50103 (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 Illing and more particularly described on Exhibit A and known as 2180 MAPLE AVE., HANOVER PARK, IL 60133.

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.

Village
of Hanever Park
ESTATE TRANSFER TAX

20699 , 19100

P 3 SC Y INT C

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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 hes.

Topologists of Coot County Clark's Office 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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Executed by the undersigned on **July**, 2013:

	GRANTOR: JPMORGAN By: Name: Title:	CHASE BANK, NATIONAL A Alissa Owens Vice President	ASSOCIATION P13
STATE OF TEXAS) ss (M)		
DERTIFY that ALLESTING JPMORGAN CHASE BAN be the same person whose re this day in person and acknowledge delivered the instrument as act and deed of said JPMO	persona NK, ATIONAL name is sub cribe owledge at a as [HIS] [HER! tri DRGAN CHAS	r said County, in the State afore ally known to me to be the ASSOCIATION, and personal doto the foregoing instrument, a such [HE] the and voluntary act, and as the BANK, NATIONAL ASSO	of ally known to me to appeared before me (SHE) signed and free and voluntary
uses and purposes therein se		, this No day of Juy	پ 2013
Notary Signature Line	AUFE		مممر
Notary Printed Name Commission expires 10.11		TIFFANY SKAIF Notary Public, Stat 2 of My Commission Exp October 1, 2016	res
Notary Public		ANSHYAM PATEL, 688 Biltmo	ore Drive, Banlett,
IL 60103	- 		
110 17 17 19 10 10 10 10 10 10 10 10 10 10 10 10 10	RÉAL ESTATE TRANSFER TAX 00064,00	COOK COUNTY REAL ESTATE TRANSACTION TAX AUG. 12.13	5 TRANSFER TAX
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103037	REVENUE STAMP	B 0003200 * FP 103042
		/	

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Legal Description

Lot 8 in Block Twenty (20), in Grant Highway Subdivision, being a part of the West half (1/2) of Section 36, Township 41 North, Rauge 8, East of the Third Principal Meridian, as per plat thereof Registered May 7, 1925, as Document Number 255218 in Cook County,

Commonly known as 2180 MAPLE AVE., Hanover Park, IL 60133

Property Index No. 06-36-304-008-0000

Property of County Clark'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, currorizations or similar items (if any) in connection with the conduct of any activity upon the property.

property.