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Doc#: 1322535180 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2013 02:25 PM Pg: 1 of 6

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:

Joyce L Gipson
1344 Naperville Rd
Wheaton IL 60187

SPECIAL WARRANTY DEED

THIS INDENTURE made this 26 day of June, 2013, between **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**, hereinafter ("Grantor"), and **Joyce L Gipson**, whose mailing address is 1344 Naperville Rd, Wheaton, IL 60187, (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 **411 ASHLAND AVENUE UNIT #2E, RIVER FOREST, IL 60305**.

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.

REAL ESTATE TRANSFER	07/09/2013
COOK	\$99.00
ILLINOIS:	\$198.00
TOTAL:	\$297.00

15-12-117-016-1011 | 20130701600434 | QMNB51

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
ate 6/28/13 Amt Paid \$198.00

BOX 15 INT

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1 of 2
 FIDELITY NATIONAL TITLE
 52010582

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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 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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Exhibit A
Legal Description 

UNIT 2-E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHATTERTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21171894, AS AMENDED IN PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-12-117-016-1011

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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.

Department of Cook County Clerk's Office

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Notary Acknowledgement

STATE OF FLORIDA

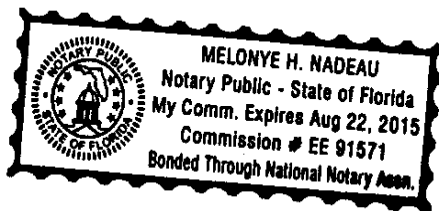
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 26, 2013, by Cheryl Thayer, 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



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