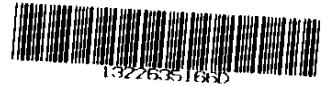


UNOFFICIAL COPY



Doc#: 1322635166 Fee: \$76.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2013 03:36 PM Pg: 1 of 6

This Document Prepared By:

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

After Recording Return To:

~~Jason and Catherine Kang~~ *Kase Heim*
4832 Greenleaf *21335 W. 117th St. Skokie, IL 60077*
Skokie IL 60077 *Kildeer, IL 60047*

do

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of July, 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Jason Kang and Catherine Kang, * whose mailing address is 4832 Greenleaf, Skokie, IL 60077 (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 9671 S LUELLO AVE, CHICAGO, IL 60617. * *as joint tenants + not as tenants in common,*

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.

BOX 15

EMERALD NATIONAL TITLE 5201156

S N
P G
S N
SC V
INT OR

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 July 12, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 7-12-13

Name: Kandie Nicole George

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 Vice President 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 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 _____, 2013



Commission expires _____, 20____
Notary Public

See Attached
Notary Acknowledgment

SEND SUBSEQUENT TAX BILLS TO:

Jason and Catherine Kang
4832 Greenleaf
Skokie IL 60077

REAL ESTATE TRANSFER	07/30/2013
	CHICAGO: \$135.00
	CTA: \$54.00
	TOTAL: \$189.00
25-12-229-020-0000 20130701607583 Z7E9CU	

REAL ESTATE TRANSFER	07/30/2013
	COCK \$9.00
	ILLINOIS \$18.00
	TOTAL: \$27.00
25-12-229-020-0000 20130701607583 F6R0FN	

UNOFFICIAL COPY

46

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 12, 2013, by Kandie Nicole George, 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

Christina E. Aviles

Notary Public

Christina E. Aviles

(seal)

Printed Name: _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY



Exhibit A
Legal Description

LOT 5 IN BLOCK 3 IN MERRIONETTE MANOR FIRST ADDITION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-12-229-020-0000

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property
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