

FIRST AMERICAN
File # 2438749



Doc#: 1324041109 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2013 03:24 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

SPECIAL WARRANTY DEED *OR*

THIS INDENTURE made this 3rd 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 630 North Sheridan Road, Unit # 311, Chicago, IL 60660.

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.

Handwritten initials and signatures:
Y
B
P
L/GG
S
S
S
N
M

REAL ESTATE TRANSFER	07/22/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00

REAL ESTATE TRANSFER	07/22/2013
	COOK: \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

UNOFFICIAL COPY

Executed by the undersigned on June 3, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 6/3/13

Name: Jill Kelsey

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_____ R

Commission expires _____, 20_____
Notary Public

See Attached
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4
REAL ESTATE TRANSFER TAXACT

7/25/13 [Signature]
DATE SELLER, OR REPRESENTATIVE

Property of _____ County Clerk's Office

UNOFFICIAL COPY

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

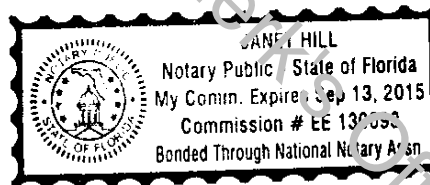
The foregoing instrument was acknowledged before me this June 3, 2013, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Janet Hill

Printed Name: _____



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Exhibit A Legal Description

Unit Number 311 in the 6030 North Sheridan Condominium as delineated and defined on a Plat of Survey of the following described tract of land: That part of the South 4.5 feet of Lot 2 and all of Lots 3, 4, 5, 6 and 7 in Block 15 in Cochran's Second Addition to Edgewater of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; said parcel of land being more particularly described as follows: Commencing at intersection of the West line of Lot 2 and the North line of the South 4.5 feet of Lot 2 of aforesaid Cochran's Addition; thence Southerly along the Westerly line of said Lot 2, being also the Easterly line of a 15' public alley, a distance of 36.86 feet; thence Easterly, perpendicular to said West line of Lot 2, a distance of 78.11 feet to the point of beginning, point also being on the exterior surface of the 23 story section of the building at 6030 N. Sheridan Road; thence continuing East, a distance of 34.55 feet along said exterior surface for the following 2 courses and distances; thence South along a line, perpendicular to the last described line, a distance of 12.86 feet; thence East along a line, perpendicular to the last described line, a distance of 36.75 feet to the back of a concrete curb as measured and located on March 25, 2002; thence continuing East, a distance of 2.15 feet along said curb line for the following 3 courses and distances; thence North, perpendicular to the last described line, a distance of 6.92 feet to a point on a curve; thence Southerly along said curve, having a radius of 4.17 feet, for an arc length of 8.11 feet to a point of tangency; thence East along said curb, a distance of 7.32 feet to West line of Sheridan Road; thence South along said West line, perpendicular to the last described line, a distance of 213.41 feet; thence West along a line, perpendicular to the last described line, a distance of 14.29 feet to the exterior surface of the 23 story section of the building at 6030 N. Sheridan Road; thence continuing West along said one story section, a distance of 38.37 feet; thence continuing West, a distance of 26.74 feet; thence North along a line, perpendicular to the last described line, a distance of 17.64 feet to the South exterior surface of said 23 story section; thence continuing North, a distance of 14.71 feet along said exterior surface for the following 4 courses and distances; thence East along a line, perpendicular to the last described line, a distance of 6.63 feet; thence North along a line, perpendicular to the last described line, a distance of 165.46 feet; thence West along a line, perpendicular to the last described line, a distance of 6.52 feet; thence North along a line, perpendicular to the last described line, a distance of 15.4 feet to said point of beginning, in Cook County, Illinois, which Plat of Survey is attached as Exhibit B to the Declaration of Condominium, recorded Friday, June 23, 2002 as Document Number 020719903, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Real Estate Index Number: 14-05-214-035-1023

Cook County Clerk'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, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office

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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 August 15, 2013

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 15, day of August, 2013
Notary Public [Handwritten Signature]

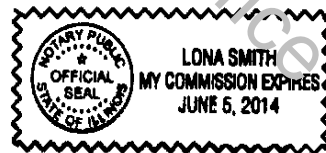


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date August 15, 2013

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 15, day of August, 2013
Notary Public [Handwritten Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)