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Doc#: 1324646000 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2013 10:14 AM Pg: 1 of 4

Property of Cook County Office

This Document Prepared By:

Segel Law Group
400 W. Dundee Road
Buffalo Grove, IL 60089

After Recording Return To:

Oscar Tovar JOHN MASTEKLY
2941 W. Harrison St. 2301 S. WESTERN AVE,
Chicago IL 60612 60608

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9 day of August, 2013 between JPMorgan Chase Bank, National Association hereinafter ("Grantor"), and Oscar Tovar whose mailing address is 6420 W. Cermak, Berwyn, IL 60402, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Thirty One Thousand Five Hundred Dollars (\$31,500), 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 2941 W. Harrison St., Chicago IL 60612.

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.

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PRIORITY NATIONAL TITLE

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Polickey
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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 thereto 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.

Executed by the undersigned on August⁹, 2013

GRANTOR:
 JPMorgan Chase Bank, National Association

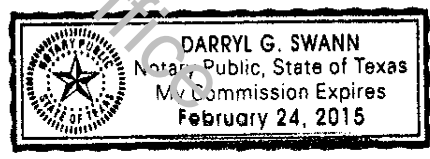
By: [Signature] 8-9-13
 Name:
 Title: **Angela Guice**
 Vice President

STATE OF TEXAS)
) SS
 COUNTY OF Denton)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angela Guice, personally known to me to be the VP of JPMorgan Chase Bank, 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 VP [SHE] signed and delivered the instrument as [SHE] [HER] free and voluntary act, and as the free and voluntary act and deed of said JPMorgan Chase Bank, N.A. for the uses and purposes therein set forth.



Given under my hand and official seal, this 9th day of August, 2013.

Commission expires 2/24, 2015
Notary Public




SEND SUBSEQUENT TAX BILLS TO:
 Oscar Tovar, 2941 W. Harrison St., Chicago IL 60612

REAL ESTATE TRANSFER 08/27/2013

	COOK	\$15.75
	ILLINOIS:	\$31.50
	TOTAL:	\$47.25

16-13-302-005-0000 | 20130801600892 | MWM9WA

REAL ESTATE TRANSFER 08/27/2013

	CHICAGO:	\$236.25
	CTA:	\$94.50
	TOTAL:	\$330.75

16-13-302-005-0000 | 20130801600892 | RSJ7C1



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Exhibit A
Legal Description

THE EAST 1/2 OF THE WEST 2/3 OF LOT 5 IN BLOCK 4 IN GEORGE W. CLARKE'S
SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID
PREMISES THE SOUTH 16 FEET TAKEN FOR AN ALLEY), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-13-302-005-0000

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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