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This Document Prepared By:

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Doc#: 1326722025 Fee: \$48.00
 RHSP Fee:\$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 09/24/2013 10:14 AM Pg: 1 of 6

After Recording Return To:

Fillmore Holdings, LLC
3501 W. Fillmore St.
Chicago, IL 60624

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of September, 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Fillmore Holdings, LLC, whose mailing address is 3501 W. Fillmore St., Chicago, IL 60624, (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 417 Wisconsin Avenue, #1E, Oak Park, IL 60302.

FIRST AMERICAN
 File # 2442084 121

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.

EXEMPTION APPROVED

CRAIG M. LESNER, CFO
 VILLAGE OF OAK PARK

REAL ESTATE TRANSFER	09/19/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

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Executed by the undersigned on September 11, 2013 :

GRANTOR:
JPMorgan Chase Bank, National Association

By: Melonye H. Nadeau

Name: Melonye H. Nadeau
Title: Vice President

9.11.13

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____

Commission expires _____, 20____
Notary Public

See Attached
Notary Acknowledgement

Mr

SEND SUBSEQUENT TAX BILLS TO:
3501 W. Fillmore St., Chicago, IL 60624

Exempt from the transfer tax under 35 ILCS 200/31-45(e).

As Maria Zayac, as agent 9/11/13

EXEMPTION APPROVED

Craig M. Lesner
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

Mr

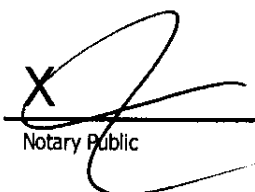
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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

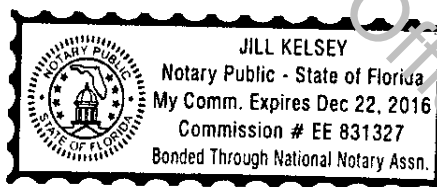
The foregoing instrument was acknowledged before me this September 11, 2013, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X 

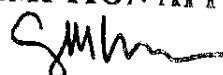
Notary Public

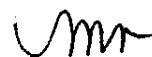
(seal)

Printed Name: Jill Kelsey



EXEMPTION APPROVAL


CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK



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Exhibit A
Legal Description

UNIT NUMBER (S) 417-1E IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 15 FEET OF THE NORTH 1/2 OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH 1/2 OF SAID LOT 49 AND ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES SUBDIVISION, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 7, 2002 AS DOCUMENT NUMBER 0020159529; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 16-07-322-061-1001

EXEMPTION APPROVED



CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK



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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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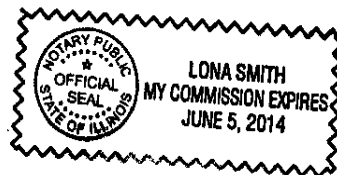
STATEMENT BY GRANTOR AND GRANTEE

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 September 19, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 19, day of September, 2013
Notary Public Jane Smith

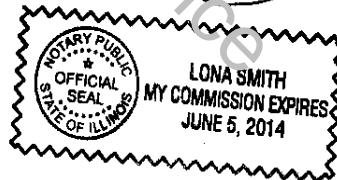


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 19, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 19, day of September, 2013
Notary Public Jane Smith



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.)