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Doc#: 1326835055 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2013 09:54 AM 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 Street
Crystal Lake, IL 60014

SPECIAL WARRANTY DEED



THIS INDENTURE made this 23rd day of August, 2013, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Partners In Charity, Inc.**, whose mailing address is 86 N. Williams Street, 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: **634 East 164th Place, South Holland, IL 60473.**

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.

REAL ESTATE TRANSFER	09/04/2013
 COOK	\$0.00
 ILLINOIS:	\$0.00
TOTAL:	\$0.00

FIRST AMERICAN

File # 2458929
101

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Executed by the undersigned on August 23, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature]

8/23/13

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____

Commission expires _____, 20____
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH
6 SECTION 4,
REAL ESTATE TRANSFER ACT.
DATE 8/21/13
[Signature]
Signature of Buyer, Seller or Representative.

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this August 23, 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 *Chayer*

Notary Public



(seal)

Printed Name: Cheryl Thayer

Property of Cook County Clerk's Office

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Exhibit A
Legal Description



LOT 231 IN HOEKSTRA'S 2ND ADDITION TO DUTCH VALLEY, BEING A SUBDIVISION
IN THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-22-203-032-0000

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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

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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 of Assignment of Beneficial Interest in 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 13, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 4th day of September, 2013.
Notary Public Lona Smith

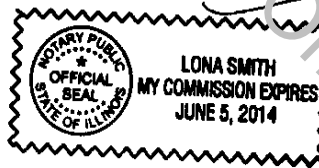


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 13, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 4th day of September, 2013.
Notary Public Lona Smith



Note: Any person who knowingly submits a false statement concerning the identity of 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.)