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Doc#: 1328935026 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2013 08:42 AM Pg: 1 of 6

CT

NW 1107729

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Anna Koscielniak
15705 S. Peggy Ln. #9
Oak Forest, IL 60452

SPECIAL WARRANTY DEED

FB

THIS INDENTURE made this 24th day of September, 2013, between **JPMorgan Chase Bank, National Association** hereinafter ("Grantor"), and **Anna Koscielniak**, whose mailing address is 12132 S. Ridgeland Ave., Palos Heights, IL 60463, (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 **15705 Peggy Ln. #9, Oak Forest, IL 60452.**

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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 333-CT

S Y
P 5
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INT 14

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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 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

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Executed by the undersigned on Sept. 24, 2013:

GRANTOR: KB
JPMorgan Chase Bank, National Association

By: Korew 9/24/13 **KB**

Name: Ketola D. Barlow

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 _____, 2013.

Commission expires _____, 20____
 Notary Public

See Attached
 Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

15705 S. Peggy Ln. #9, Oak Forest, IL 60452

REAL ESTATE TRANSFER		10/07/2013
	COOK	\$17.25
	ILLINOIS:	\$34.50
TOTAL:		\$51.75

28-17-416-009-1129 | 20131001601003 | JL6UV1

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 24, 2013, by Ketcia D. Barlow, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

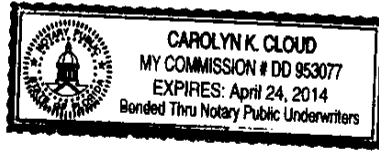
X



Notary Public

Carolyn K. Cloud

Printed Name: _____



(seal)



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Exhibit A
Legal Description

UNIT 11-9 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93168945, IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-17-416-009-1129

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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.

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