

UNOFFICIAL COPY



Doc#: 1329817046 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2013 01:27 PM Pg: 1 of 5

This Document Prepared By:

Manley Deas Kochalski LLC
1400 Goodale Boulevard
Columbus, Ohio 43212

After Recording Return To:

Allodial Title LLC
REO No.: 20132041
PO Box 165028
Columbus, Ohio 43215

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9th day of September, 2013, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **PIC Rehab, LLC**, 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 Zero Dollars (\$0.00), 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 2323 South Goebbert Road, Unit 109, Arlington Heights, IL 60005.

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.

P-5

UNOFFICIAL COPY

Notary Acknowledgement

STATE OF FLORIDA

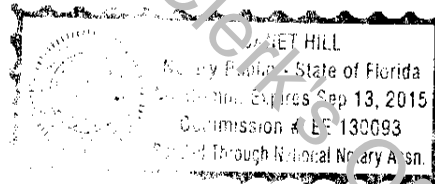
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 9, 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)

Printed Name: Janet Hill



UNOFFICIAL COPY

Exhibit A



Legal Description

Parcel 1: Unit F109 in Brittany Place Condominium as delineated on a survey of the following described real estate:

Lot 1 in Greta Lederer Development Co.'s subdivision of part of the East ½ of the Southwest ¼ of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on July 25, 1966 as Document 2283027, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration for Brittany Place, including matters relating to the Brittany Place Condominium recorded May 19, 1994 as Document 94451607 as Amended by Recharacterization Amendment No. 1, recorded July 24, 1994 as Document 94556621; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 for pedestrian ingress and egress, as set forth in the Declaration for Brittany Place, including matters relating to the Brittany Place Condominium recorded May 19, 1994 as Document 94451607 and Amended by Recharacterization Agreement No. 1 recorded July 24, 1994 as Document 94556621, and as created by Deed from LaSalle National Trust, N.A., as Trustee under Trust Agreement dated January 18, 1994 known as Trust Number 118581 to Martha M. Rayner recorded September 14, 1994 as Document 94803008 and rerecorded October 26, 1994 as Document 94914735.

Parcel Number: 08-15-301-005-1123

Cook County Clerk's Office

UNOFFICIAL COPY

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