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This Document Prepared By:

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Doc#: 1330355021 Fee: \$50.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 10/30/2013 09:36 AM Pg: 1 of 7

After Recording Return To:

Edward and Susan Clarke
2112 Timber Ridge Lane
Schaumburg, IL 60195

FIDELITY NATIONAL TITLE 52009205

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of March, 2013, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Edward Clarke and Susan Clarke, whose mailing address is 2112 Timber Ridge Lane, Schaumburg, IL 60195, (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 2609 Pirates Cove, Unit 2, Schaumburg, IL 60173.

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.

** NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP*

VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 21864 \$91.00

REAL ESTATE TRANSFER	10/14/2013
COOK	\$45.50
ILLINOIS:	\$91.00
TOTAL:	\$136.50



02-34-102-064-1236 | 20130401606280 | RLBLT7

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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 JK
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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Executed by the undersigned on March 12, 2013 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Janet Hill 2/12/13

Name: Janet Hill

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 Vice President of **JPMorgan Chase Bank, N.A.** 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 Vice President signed and delivered the instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, 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

Property of Cook County Clerk's Office

JK

JK

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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.

AK

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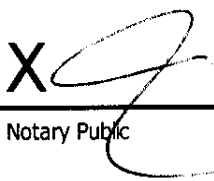
Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 12, 2013, by Janet Hill, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

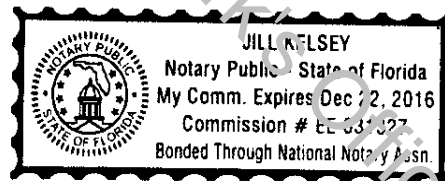
lit

X 

Notary Public

(seal)

Printed Name: Jill Kelsey



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Exhibit A
Legal Description

UNIT NO. 1202 IN HIDDEN POND CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93117717, AS AMENDED FROM TIME TO TIME, IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

gH

Permanent Real Estate Index Number: 02-34-102-064-1236 ✓

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FIDELITY NATIONAL TITLE INSURANCE COMPANY



" EXHIBIT A "

ORDER NUMBER: 2011 052009205 UOC
STREET ADDRESS: 2609 PIRATES COVE
UNIT 2

CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 02-34-102-064-1236

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 12-02 IN THE HIDDEN POND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117717 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HIDDEN POND HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117759.