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Doc#: 1330435000 Fee: \$50.00
RHSP Fee: \$9.00 RPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/31/2013 08:36 AM Pg: 1 of 7

Property of Cook County Clerk

This Document Prepared By:

Stuart M. Kessler
3255 N. Arlington Heights Road
Suite 505
Arlington Heights, IL 60004

After Recording Return To:

Stuart M. Kessler
3255 N. Arlington Heights Road
Suite 505
Arlington Heights, IL 60004

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201354317 AH

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SPECIAL WARRANTY DEED

THIS INDENTURE made this 3rd day of July, 2013, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Partners in Charity, Inc., whose mailing address is 80 N. Williams St., 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 **2642 N. Harlem Avenue, Elmwood Park, IL 60707**

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

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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		10/15/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00

12-25-415-045-1006 | 20130701600296 | AZJHU6



Village of Elmwood Park
Real Estate Transfer Stamp

for
EXEMPT
09-13

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Executed by the undersigned on July 3, 2013:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] ^{OC} 7/3/13

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 _____, 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

SEND SUBSEQUENT TAX BILLS TO: Partners in Charity, Inc.
2642 N. Harlem Avenue
Elmwood Park, IL 60707

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Notary Acknowledgement

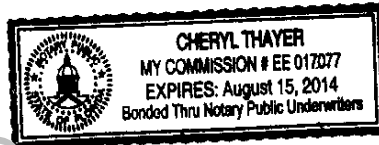
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 3, 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 

Notary Public




(seal)

Printed Name: Cheryl Thayer

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Exhibit A
Legal Description 

UNIT NUMBER 2W IN THE 2642 HARLEM CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 (EXCEPT THE NORTH 5 FEET) AND THE NORTH 15 FEET OF LOT 6 IN BLOCK 17 IN SCHUMACHER AND GNAEDIGER'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF GRAND AVENUE (EXCEPT 2 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 31, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0615134071, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

2642 N. Harlem Avenue
Elmwood Park, IL 60707

Permanent Real Estate Index Number: 12-25-415-045-1006

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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.

County 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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-17, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grantor
this 17th day of Oct.
2013

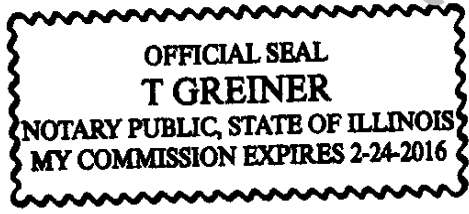


[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-17, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Grantee
this 17th day of Oct.
2013



[Signature]
Notary Public

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.]