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FIRST AMERICAN TITLE

ORDER NUMBER 2435606



Doc#: 1332235164 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2013 02:51 PM Pg: 1 of 6

This Document Prepared By:

The Law Office of Beth Mann
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

SO HOLDINGS, LLC Series VII
5339 W BELMONT AVE
CHICAGO IL 60641

SPECIAL WARRANTY DEED

THIS INDENTURE made this 25 day of September, 2013, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and SO HOLDINGS, LLC Series VII, whose mailing address is 5339 W Belmont Ave., Chicago, IL 60641, (hereinafter, [collective]y, "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 **4554 W. GEORGE ST UNIT 1, CHICAGO, IL 60641.**

JH

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.

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INT

REAL ESTATE TRANSFER 10/07/2013



CHICAGO:	\$378.75
CTA:	\$151.50
TOTAL:	\$530.25

13-27-118-019-1007 | 20130901607582 | JXGUC9

REAL ESTATE TRANSFER 10/07/2013



COOK	\$25.25
ILLINOIS:	\$50.50
TOTAL:	\$75.75

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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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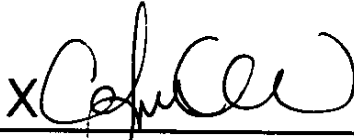
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Notary Acknowledgement

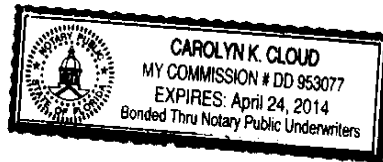
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 25, 2013, by Janet Hill, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.



Notary Public



(seal)

Printed Name: Carolyn K. Cloud

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Exhibit A Legal Description

UNIT NUMBER 4664-1 IN THE 2800 NORTH HOLMAR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 21, 22 AND 23 IN BLOCK 14 IN PAULING'S BELMONT AVENUE ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 45 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED JULY 26, 2006 AND RECORDED AUGUST 4, 2006 AS DOCUMENT NUMBER 061618006, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 13-27-118-019-1007 ✓

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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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Cook County Clerk's Office