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Doc#: 1403442081 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2014 02:40 PM Pg: 1 of 6

REAL ESTATE TRANSFER 01/10/2014



COOK \$67.50
ILLINOIS: \$135.00
TOTAL: \$202.50

27-31-404-022-1057 | 20140101600984 | WW60FW

This Document Prepared By:

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

After Recording Return To:

Jody Chisholm
17007 Deer Path Drive
Homer Glen IL 60491

SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of December, 2013 between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Jody Chisholm**, whose mailing address is 17007 Deer Path Drive, Homer Glen, IL 60491, (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 CONVEY, 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 **17910 SETTLERS POND WAY UNIT 5-3A, ORLAND PARK IL 60467**.

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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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.

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Executed by the undersigned on December 30, 2013 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Jessica Salinger 12/30/13

Name: Jessica Salinger

Title: Vice President

STATE OF _____)

) SS

See Attached ^{OR}

COUNTY OF _____)

Notary Acknowledgement

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

SEND SUBSEQUENT TAX BILLS TO:

Jody Chisholm
17007 Deer Path Drive
Homer Glen IL 60491

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 30, 2013, by Jessica Salinger, 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.

X Melony H. Nadeau
Notary Public

(seal)

Printed Name: Melony H. Nadeau



Property of Cook County Clerk's Office

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Exhibit A Legal Description

PARCEL 1: UNIT J-A IN THE PRESERVE AT MARLEY CREEK CONDOMINIUMS BUILDING FIVE, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 253 IN MARLEY CREEK - PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99940487, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE UNIT NUMBER 57, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99940487.

Permanent Real Estate Index Number: 27-31-404-022-1057

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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.