

UNOFFICIAL COPY



SIOP2440-FNTRC

Doc#: 1403826009 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/07/2014 09:27 AM Pg: 1 of 4

This Document Prepared By:

Michael S. Fisher Attorney At Law P.C.
One South Dearborn Suite 2110
Chicago, IL 60603

After Recording Return To:

Marta Oleksy and Teresa Korpacz
290 N Westgate
Mount Prospect, IL 60058

SPECIAL WARRANTY DEED



THIS INDENTURE made this 7th day of January, 2014, between **JPMorgan Chase Bank National Association**, hereinafter ("Grantor"), and **Marta Oleksy and Teresa Korpacz**, as joint tenants, whose mailing address is 290 N Westgate, Mount Prospect, IL 60058, (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 **1243 E Baldwin Ln #408, Palatine, IL 60074**.

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.

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	01/23/2014
 COOK	\$38.25
 ILLINOIS:	\$76.50
TOTAL:	\$114.75

02-12-200-021-1048 | 20140101603097 | ESTQT4

BOX 15

S. Y
P. H
S. N
SC. V
INT. X

UNOFFICIAL COPY

Executed by the undersigned on January 7, 2014 :

GRANTOR:

JPMorgan Chase Bank National Association

By:

[Signature] 1/7/14

Name: DeAnn Barnes

Title: Vice President

STATE OF Texas)
) SS
COUNTY OF DeWitt)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DeAnn Barnes personally known to me to be the vice president of JPMorgan Chase Bank National Association, 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 ~~(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 vice president, for the uses and purposes therein set forth.

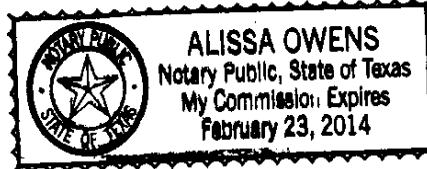
Given under my hand and official seal, this 7th day of January, 2014

Commission expires 2/23/2014
Notary Public

[Signature]

SEND SUBSEQUENT TAX BILLS TO:

Marta Oleksy and Teresa Korpacz, 290 N Westgate, Mount Prospect, IL 60058



UNOFFICIAL COPY

Exhibit A *07*
Legal Description

UNIT 408, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAN TROPAL CONDOMINIUM BUILDING NO. 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23448135, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-12-200-021-1048

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of 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