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Doc#: 1404946009 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2014 10:52 AM 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:

| | |
|---|---|
|  | Mr. Ted Kowalczyk 6052 W 63rd St. Chicago, IL 60638-4342 |
|---|---|

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10 day of Feb, 2014, between **JPMORGAN / CHASE BANK, NATIONAL ASSOCIATION** hereinafter ("Grantor"), and **Andrzej Zubek and Marian Zubek**, whose mailing address is 13240 W. Mulraney, 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 **17233 LAKEBROOK DR, 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.

**AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

DB1/67125961.5

FIDELITY NATIONAL TITLE

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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.

| REAL ESTATE TRANSFER | | 02/12/2014 |
|---|---|--------------------|
|  |  | COOK \$65.00 |
| | | ILLINOIS: \$130.00 |
| | | TOTAL: \$195.00 |
| 27-30-13-023-0000 20140201601662 09GZ6F | | |

AM

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Executed by the undersigned on Feb 10, 2014:

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Janet Hill FEB 10 2014

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 _____ 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:

| |
|-------------------------|
| Andrel and Marian Zubek |
| 13240 W. Mulraney |
| Homer Glen IL 60491 |

See Attached
Notary Acknowledgement

JK


Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 10, 2014, 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.



X 

Notary Public

(seal)

Printed Name: Carolyn K. Cloud

UNOFFICIAL COPY**Exhibit A**
Legal Description

PARCEL 1: THAT PART OF LOT 7 IN BROOK HILLS P.U.D. TOWNHOMES PHASE ONE, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER THEREOF; THENCE NORTH 03 DEGREES 43 MINUTES 49 SECONDS EAST ALONG THE MOST EASTERLY LINE THEREOF 28.30 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST 79.83 FEET TO A WEST LINE OF SAID LOT; THENCE NORTH 03 DEGREES 43 MINUTES 49 SECONDS EAST ALONG SAID WEST LINE 28.30 FEET TO A SOUTH LINE OF SAID LOT; THENCE SOUTH 86 DEGREES 16 MINUTES 11 SECONDS EAST ALONG SAID SOUTH LINE 79.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOK HILLS TOWNHOMES RECORDED OCTOBER 18, 1989 AS DOCUMENT #89492484 AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 754 TO KELLY LYNN O'BRIEN RECORDED MAY 14, 1990 AS DOCUMENT 9021277. PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR INGRESS AND EGRESS OVER LOTS A AND B AND OVER, UPON AND THROUGH LOT 7 EXCEPT FOR THAT PORTION OF SAID LOT ON WHICH BUILDING IS LOCATED, AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 89492483 AND CREATED BY THE DEED REFERRED TO IN PARCEL 2 ABOVE.

Permanent Real Estate Index Number: 27-30-413-023-0000 ✓

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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.