

# UNOFFICIAL COPY



Doc#: 1406635086 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/07/2014 11:05 AM Pg: 1 of 6

*8/31/14*  
~~16641 Paulina Street~~  
16641 Paulina Street  
Markham, IL 60428

**This Document Prepared By:**

Segel Law Group, Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg, IL 60173

**After Recording Return To:**

Casey Zagraniczny  
~~16641 Paulina Street~~  
~~Markham, IL 60428~~  
3 Clearview Ct.  
Lemont, IL 60439

### SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of January, 2014, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Casey Zagraniczny, whose mailing address is 3 Clearview Court Lemont, IL 60439, (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 16641 Paulina Street, Markham, IL 60428.

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 DBI/6712961.5

REAL ESTATE TRANSFER  
02/19/2014  
COOK \$6.00  
ILLINOIS \$12.00  
TOTAL: \$18.00  
29-19-430-043-0000 | 20140101600757 | 39GPR6



**CITY OF MARKHAM**  
Water Stamp

Date 2/11/14  
\$ 50.00 **3225**

**BOX 333-CT INT**

SC  
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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.

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**

DBI/67125961.5

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**Exhibit A**  
**Legal Description**

LOT 12 AND THE NORTH 1/2 OF LOT 13 IN BLOCK 14 IN CROISSANT PARK MARKHAM A SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 15.61 FEET THEREOF) ALSO ALL OF LOTS 3, 4, 5 AND 6 IN LAWS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND NORTHWEST OF THE RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS. ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 12 AND NORTH 1/2 OF LOT 13 IN BLOCK 14 IN CROISSANT PARK MARKHAM AS SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 15.61 FEET THEREOF) ALSO ALL OF LOTS 3, 4, 5 AND 6 IN LAWS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND NORTHWEST OF THE RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 29-19-430-043-0000

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

**COOK COUNTY**  
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**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

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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.

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

DB11/67125961.5

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## TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas

County of Benton

Before me, Tennesha Lowery  
Name and Character of Notarizing Officer, e.g., "John Smith,  
Notary Public"

on this day personally appeared

Angela Guice  
Name of Signer

known to me

proved to me on the oath of

\_\_\_\_\_  
Name of Credible Witness

proved to me through \_\_\_\_\_

\_\_\_\_\_  
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

13 day of January, A.D. 2014  
Day Month Year

Tennesha Lowery  
Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above

### OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document \_\_\_\_\_

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT TO MAKE PRINT  
OF SIGNER

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AA