

# UNOFFICIAL COPY



Doc#: 1410601006 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/16/2014 09:24 AM Pg: 1 of 6

CT

NW 7110311 AH 181

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Matthew J Caron Daniel McCormick
5640 Leitch 5205 S. Washington St.
La Grange, IL 60525 Downers Grove, IL
60515

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 25 day of March, 2014, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION hereinafter ("Grantor"), and Matthew J Caron, a single man, whose mailing address is 5640 Leitch, La Grange, IL 60525, (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 5908 S Edgewood Ave, La Grange, IL 60525.

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.

SPS  
SCY  
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BOX 333-CT

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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.

COOK COUNTY  
RECORDED  
SCANNED BY \_\_\_\_\_

Property of Cook County Clerk's Office

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Executed by the undersigned on March 25, 2014:

GRANTOR:  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Shannon Flanigan  
Name: Shannon Flanigan , MAR 25 2014  
Title: Vice President

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

See Attached  
Notary Acknowledgement

*sf*

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 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 \_\_\_\_\_ 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 \_\_\_\_\_, 2014.

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public

\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Matthew J. Caron  
5640 Leitch, La Grange, IL 60525

REAL ESTATE TRANSFER		04/04/2014
	COOK	\$97.75
	ILLINOIS:	\$195.50
	TOTAL:	\$293.25

18-17-400-016-0000 | 20140301606649 | 6CD37Q

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## Notary Acknowledgement

STATE OF FLORIDA

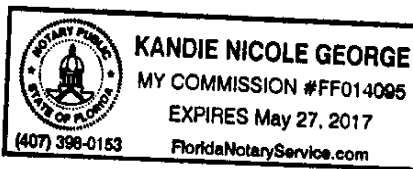
*J*

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 25, 2014, by Shannon Flangery, 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 *[Signature]*

Notary Public



(seal)

Printed Name: Kandie Nicole George

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Exhibit A <sup>Sf</sup>  
Legal Description

**LOT 519 IN ROBERT BARTLETT'S LAGRANGE HIGHLANDS UNIT NO. 5 BEING A SUBDIVISION IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 18-17-400-016-0000

5908 S Edgewood Ave.  
Lagrange, IL 60525

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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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