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This Document Prepared By:

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200 N. LaSalle St, Suite 2310

Chicago, IL 60601



After Recording Return To:

Qingqi Song and Wei Ye

5142 South Ingleside Avenue, Unit D

Chicago, IL 60615

Doc#: 1416242079 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/11/2014 02:38 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of May, 2014, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Qingqi Song and Wei Ye, husband and wife, as joint tenants, whose mailing address is 5142 South Ingleside Avenue, Unit D, Chicago, IL 60615, (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 815 E 53rd St Unit 3, Chicago, IL 60615.

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.

FIDELITY NATIONAL TITLE 23000023 121

SY
PH
SN
SQ
INT

| REAL ESTATE TRANSFER | | 06/05/2014 |
|----------------------|----------|------------|
| | CHICAGO: | \$375.00 |
| | CTA: | \$150.00 |
| | TOTAL: | \$525.00 |

| REAL ESTATE TRANSFER | | 06/05/2014 |
|----------------------|-----------|------------|
| | COOK: | \$25.00 |
| | ILLINOIS: | \$50.00 |
| | TOTAL: | \$75.00 |

20-11-313-026-1009 | 20140601601210 | 4K37YJ

20-11-313-026-1009 | 20140601601210 | YEQ16U

BOX 15

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Exhibit A
Legal Description



UNIT NO. 815-3 TOGETHER WITH AN UNDIVIDED 5.49 PERCENT INTEREST IN THE COMMON ELEMENTS IN THE FIFTY-THIRD AND MARYLAND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22076771, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-11-313-026-1009

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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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