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Doc#: 1426839040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 10:21 AM Pg: 1 of 5



NO 710 9908 AH 182

This Document Prepared By:

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

After Recording Return To:

Juan Barron
1512 s 13th st
Milwaukee, WI 53204

REAL ESTATE TRANSFER TAX

28-Aug-2014



COUNTY:	82.50
ILLINOIS:	165.00
TOTAL:	247.50

16-31-325-040-0000 | 20140801624037 | 0-548-436-096

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7 day of July, 2014, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION hereinafter ("Grantor"), and Juan Barron, whose mailing address is 1512 s 13th st, Milwaukee, WI 53204, (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 7106 Pershing Rd, Berwyn, IL 60402.

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.

THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX



\$1,648.00 8.27.14
COLLECTOR'S OFFICE

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.

Property of Cook County Clerk's Office

7B

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Executed by the undersigned on July 7, 20 14:

GRANTOR:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Tamika Bell 7-7-14
Name: Tamika Bell
Title: Vice President

STATE OF TEXAS)
) SS
COUNTY OF DENTON)

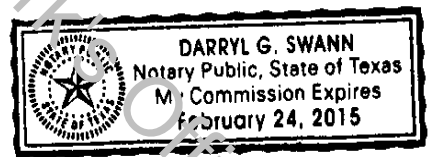
I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TAMIKA BELL, personally known to me to be the VP of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such VP he/she signed and delivered the instrument as his/her VP and voluntary act, and as the free and voluntary act and deed of said VP, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 20 2014.

Commission expires 2-24, 20 15
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Juan Barron
7106 Pershing Rd, Berwyn, IL 60402



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Exhibit A

THE WEST 5 FEET OF LOT 15 AND ALL OF LOT 16 IN BLOCK 3 IN E.A. CUMMINGS AND COMPANY'S WEST 39TH ST. SUBDIVISION IN BLOCKS 36 AND 46 OF CIRCUIT COURT PARTITION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-31-325-040-0000

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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.

TB