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This Document Prepared By:

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Doc#: 1430346063 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2014 03:04 PM Pg: 1 of 5

After Recording Return To Add to Bills

Isidro Magana and Jose Magana
516 Wallace Street
Chicago Heights, IL 60411

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of October, 2014, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Isidro Magana and Jose Magana**, wife and husband, as Joint Tenants, whose mailing address is 516 Wallace Street, Chicago Heights, IL 60411, (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 **198 23rd St., Chicago Heights, IL 60411**.

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

51012448

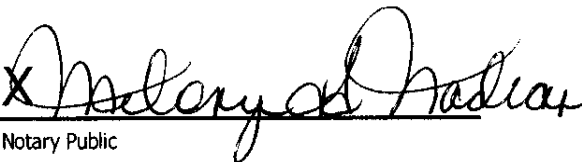
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Notary Acknowledgement

STATE OF FLORIDA

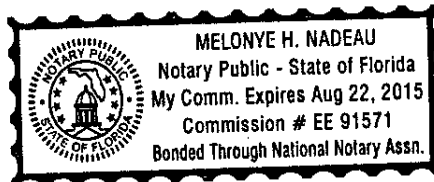
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 10, 2014, by Jill Kelsey, 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.


Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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Exhibit A
Legal Description



LOT 8 IN BLOCK 150 IN CHICAGO HEIGHTS SUBDIVISION OF PARTS OF SECTION 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-28-111-015-0000

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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.

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