

# UNOFFICIAL COPY



Doc#: 1430846051 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/04/2014 12:48 PM Pg: 1 of 6

This Document Prepared By:

The Law Office of Beth Mann,
15127 S. 73 <sup>rd</sup> Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

Filemon Jaramillo
9722 S. Avenue M
Chicago IL 60617

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 3 day of October, 2014, between **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, hereinafter ("Grantor"), and **Filemon Jaramillo**, whose mailing address is 9722 S. Avenue M, Chicago IL 60617, (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 **1705 W 59<sup>th</sup> ST, CHICAGO IL 60636**.

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

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FIDELITY NATIONAL TITLE



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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.

REAL ESTATE TRANSFER TAX		30-Oct-2014
		COUNTY: 1.50
		ILLINOIS: 3.00
		TOTAL: 4.50
20-18-405-009-0000   20141001636474   0-508-428-928		

REAL ESTATE TRANSFER TAX		30-Oct-2014
CHICAGO:		22.50
CTA:		9.00
TOTAL:		31.50
20-18-405-009-0000   20141001636474   1-036-649-088		

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Executed by the undersigned on October 3, 2014 :

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: [Signature] OCT 03 2014

Name: Kandie Nicole George

Title: Vice President

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

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 \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_

Commission expires \_\_\_\_\_, 20\_\_\_\_  
Notary Public [Signature]

See Attached  
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

Filemon Jaramillo
9722 S. Avenue M
Chicago IL 60617

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## Notary Acknowledgement 96

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October ...3., 2014, by Kandie Nicole George a/k/a Kandie Nikki George, 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 Jessica Salinger  
Notary Public

(seal)

Printed Name: Jessica Salinger



Property of Duval County Clerk's Office

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**Exhibit A**  
Legal Description

LOT 2 IN BLOCK 3 IN DEMAREST'S SUBDIVISION OF THE NORTHEAST ¼ OF THE  
SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLNOIS.

Permanent Real Estate Index Number: 20-18-405-009-0000

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.