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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	viann,
15127 S. 73 rd Ave.	Ox
Suite F	
Orland Park, IL 60462	

After Recording Return To:

Filemon Jaramillo	
9722 S. Avenue M	
Chicago IL 60617	

SPECIAL WARRANTY DEED

Of County

THIS INDENTURE made this 3 day of October, 2019, between IPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and Filemon Jaramillo, whose mailing address is 9722 S. Avenue M, Chicago IL 60617, (here pafter, [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 59TH 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 DB1/67125961.5

FIBELITY NATIONAL TITLE SO 614702

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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.

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		ILLINOIS:	3.00
		TOTAL:	4.50
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	ILLINOIS:	3.00
	TOTAL:	4.50
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Executed by the undersigned	on <u>October 3</u> , 20 <u>14</u>	<u>'_</u> :	
	GRANTOR: JPMORGAN CHASE By:	OCT 03 2014	L ASSOCIATION
	Name: Kandie N	icole Ceorge	
	Title: Vice !	President	
, an subscribed to the foregoing in that as such [HER] free and voluntary act	, personally known nd person ally known to mastrument, appeared before [HE] [3FE] signed a	to me to be thee to be the same per re me this day in per rnd delivered the instruction act and deed o	of son whose name is son and acknowledged trument as [HIS]
Given under my hand	and official seal, this	day of	. 20
Commission expires, Notary Public		See Attach Notary Acknowle	ned
SEND SUBSEQUENT TAX	BILLS TO:	7	Ś
Filemon Jaramillo 9722 S. Avenue M Chicago IL 60617			

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Notary Acknowledgement

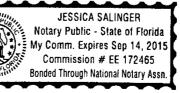
STATE OF FLORIDA

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 mc.

JUNE CLONE

Printed Name: Jessica Salinger



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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.

tt Real L. Proposition Of Coot Country Clerk's Office Permanent Real Estate Index Number: 20-18-405-009-0000

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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, permi's, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.