



14325350270

Doc#: 1432535027 Fee: \$48.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 10:32 AM 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:

<del>Pentek Levente Zoltan</del>
<del>4057 N. Richmond Street</del>
<del>Chicago IL 60618</del>

FIDELITY NATIONAL TITLE 59017651 2 of 2

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 3 day of October, 2014, between JP Morgan Chase Bank, National Association, hereinafter ("Grantor"), and Pentek Levente Zoltan, whose mailing address is 4057 N. Richmond St., Chicago, IL 60618, (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 **646 W GARFIELD BLVD, CHICAGO IL 60609.**

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.

S Y  
P 6  
S N  
SC Y  
INT AB

DB1/67125961.5

**REAL ESTATE TRANSFER TAX**

05-Nov-2014



COUNTY:	5.25
ILLINOIS:	10.50
TOTAL:	15.75

**BOX 15**



# UNOFFICIAL COPY

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

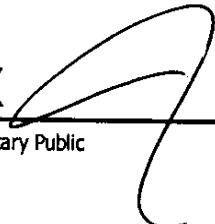
# UNOFFICIAL COPY

## Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 3, 2014, by Janet Hill, 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   
\_\_\_\_\_  
Notary Public

(seal)

Printed Name: Jill Kelsey



# UNOFFICIAL COPY

**Exhibit A**  
**Legal Description**

LOT 66 IN LORIMER'S SUBDIVISION OF THE SOUTH 498 FEET OF THE EAST 1/2 OF THE  
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-09-329-027-0000 ✓

Property of Cook County Clerk's Office

*JK*

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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.