



Doc#: 1434633021 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/12/2014 10:18 AM Pg: 1 of 6

CT

NW7110919AH 10f3

This Document Prepared By:

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

After Recording Return To:

Orange Properties 2 LLC Series D
1240 Meadow Rd. #100
Northbrook, IL 60062

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14th day of November, 2014, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION hereinafter ("Grantor"), and Orange Properties 2, LLC-Series D, whose mailing address is 1240 Meadow Rd. #100, Northbrook, IL 60062 (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 406 Lauder Ln, Inverness, IL 60067.

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.

REAL ESTATE TRANSFER TAX		08-Dec-2014	
COUNTY:	157.50		
ILLINOIS:	315.00		
TOTAL:	472.50		

02-20-301-024-0000 | 20141201649538 | 1-032-614-528

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EX 333-01

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.

6

Property of Cook County Clerk's Office

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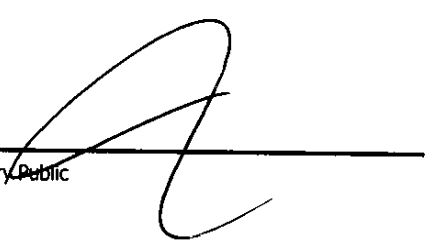
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 14, 2014, by Ketcia D. Barlow, the Vice President of *JPMorgan Chase Bank, National Association* He/she is personally known to me.

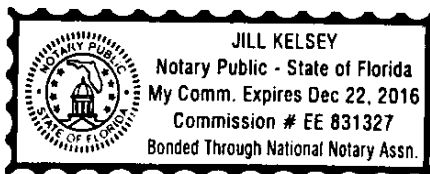
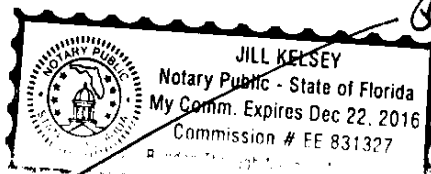
X

Notary Public



(seal)

Printed Name: Jill Kelsey



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Exhibit A Legal Description

LOT 19 IN LAUDER HILLS SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE CENTER LINE OF FREEMAN ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-20-301-024-0000
Commonly known as: 406 Lauder Ln, Inverness, IL 60067

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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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