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Doc#: 1500249044 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2015 09:47 AM Pg: 1 of 5

After Recording Return To:

Susan A. Clarke

8 Smithwood 1458 N. Bridgeport Dr

Morton Grove, IL 60053

MT PROSPECT, IL 60056

SPECIAL WARRANTY DEED SF

THIS INDENTURE made this 17 day of October, 2014, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor") and **Susan A. Clarke**, a single woman and not in a civil union, whose mailing address is 8 Smithwood, Morton Grove, IL 60053, (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 **1458 N BRIDGEPORT DRIVE, MOUNT PROSPECT, IL 60056**.

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

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Executed by the undersigned on Oct 17, 2014 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By:

Shannon Flanigan

Name: Shannon Flanigan

OCT 17 2014

Title: Vice President

STATE OF _____)
) SS
COUNTY OF _____)

See Attached
Notary Acknowledgement

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 JPMorgan Chase Bank, N.A., 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

SEND SUBSEQUENT TAX BILLS TO:

Susan A. Clarke, 8 Smithwood, Morton Grove, IL 60053

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 17, 2014, by Shannon Flanigan, 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 Melanie J. Brinkley
Notary Public



(seal)

Printed Name: Melanie J. Brinkley

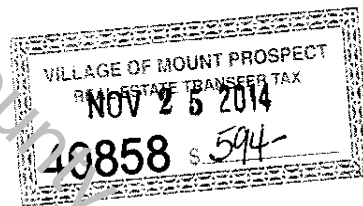
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Exhibit A Legal Description

UNIT NUMBER T-73 IN COLONY COUNTRY CONDOMINIUM HOMES UNIT NUMBER 1, AS DELINEATED ON SURVEY OF PARTS OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 27 AND PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT 21895678, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PCL), WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NB AND TC, TRUST NUMBER 76535 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22507685 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT DATED JUNE 6, 1972 AND RECORDED JUNE 6, 1972 AS DOCUMENT 21927659 AND MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1972 AND KNOWN AS TRUST NUMBER 59408, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-27-100-021-1073



REAL ESTATE TRANSFER TAX		31-Dec-2014
	COUNTY:	99.00
	ILLINOIS:	198.00
	TOTAL:	297.00

03-27-100-021-1073 | 20141101643733 | 1-547-754-112

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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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