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This Document Prepared By:

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Doc#: 1500510059 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 01/05/2015 12:28 PM Pg: 1 of 5

After Recording Return To:

Mohammad Umar and Moiz Unnisa Umar
542 Canyon Trl
Carol Stream, IL 60188

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of December, 2014, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Mohammad Umar and Moiz Unnisa Umar, husband and wife, whose mailing address is 542 Canyon Trl, Carol Stream, IL 60188, (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 2315 W 81st Pl, Chicago, IL 60620. as joint tenants and not as tenants in common.

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.

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REAL ESTATE TRANSFER TAX 24-Dec-2014
 COUNTY: 21.25
 ILLINOIS: 42.50
 TOTAL: 63.75
 20-31-117-017-0000 | 20141201653849 | 1-188-616-832

REAL ESTATE TRANSFER TAX	24-Dec-2014
CHICAGO:	318.75
CTA:	127.50
TOTAL:	446.25

20-31-117-017-0000 | 20141201653849 | 1-608-735-360

IDENTITY NATIONAL TITLE

R38000044
181

BOX 15

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Executed by the undersigned on December 8 2014 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Janet Hill

DEC 8 2014

Name: Janet Hill

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 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

See Attached
Notary Acknowledgement

Handwritten initials

SEND SUBSEQUENT TAX BILLS TO:

Mohammad Umar and Moiz Unnisa Umar, 542 Canyon Trl, Carol Stream, IL 60182

Property of _____ County Clerk's Office

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Notary Acknowledgement

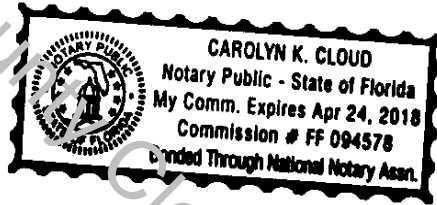
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 8, 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: Carolyn K. Cloud

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Exhibit A
Legal Description

LOT 3 IN BLOCK 4 IN FOURTH ADDITION TO HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-31-117-017-0000 ✓

Jed

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.

JW

Property of Cook County Clerk's Office