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This Document Prepared By:

Michael S. Fisher Attorney At Law P.C.

200 N. LaSalle St, Suite 2310

Chicago, IL 60601

Doc#: 1501233042 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/12/2015 12:27 PM Pg: 1 of 5

After Recording Return To:

Fresh Start Home Improvement Inc.

23751 Tall Grass Drive

Plainfield, IL 60585

SPECIAL WARRANTY DEED

FIDELITY NATIONAL TITLE *RR 032*

THIS INDENTURE made this 17 day of December, 2014, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Fresh Start Home Improvement Inc., whose mailing address is 23751 Tall Grass Drive, Plainfield, IL 60585, (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 1243 Baldwin Ln Unit 102, Palatine, IL 60074.

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.

BOX 15

S Y
P S
S N
SC N
INT AR

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Executed by the undersigned on Dec 17, 2014 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Janet Hill

DEC 17 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

AJ

SEND SUBSEQUENT TAX BILLS TO:

Fresh Start Home Improvement Inc., 23751 Tall Grass Drive, Plainfield, IL 60585

REAL ESTATE TRANSFER TAX

06-Jan-201



COUNTY: 29.0
ILLINOIS: 58.0
TOTAL: 87.0

02-12-200-021-1010 | 20141201654770 | 0-861-600-384

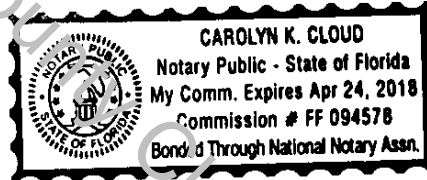
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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 17, 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 *Carolyn K. Cloud*
 Notary Public

(seal)

Printed Name: Carolyn K. Cloud

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Exhibit A Legal Description

PARCEL 1: UNIT 102 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 282.96 FEET; (SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER BEING ASSUMED A RUNNING LINE EAST AND WEST FOR THIS LEGAL DESCRIPTION), THENCE NORTH 187.0 FEET TO A POINT FOR PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.49 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO 1067400, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23448135, TOGETHER WITH AN UNDIVIDED 1.657 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). ALSO: PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400, TO HARRY R. WARREN, JR. AND BETH D. WARREN, DATED OCTOBER 28, 1976 AND RECORDED NOVEMBER 3, 1976 AS DOCUMENT NUMBER 23448137, IN COOK COUNTY, ILLINOIS. PARCEL 02-12-200-021-1010.

Permanent Real Estate Index Number: 02-12-200-021-1010

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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.

AS

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