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Doc#: 1501641033 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2015 10:32 AM Pg: 1 of 5

This Document Prepared By:

Michael S. Fisher Attorney At
Law P.C.
200 N. LaSalle St, Suite 2310
Chicago, IL 60601

After Recording Return To:

Baltazar Fernandez and Rosaura
Fernandez
3742 S. Kedzie Ave
Chicago, IL 60632

FIDELITY NATIONAL TITLE 51013984

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of December, 2014, between JPMorgan Chase Bank, N.A., hereinafter ("Grantor"), and Baltazar Fernandez and Rosaura Fernandez, husband and wife, as joint tenants, whose mailing address is 3742 S. Kedzie Ave., Chicago, IL 60632, (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 **5220 S Knox Ave, Chicago, IL 60632.**


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.

Y
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N
K
BOX 15

REAL ESTATE TRANSFER TAX		08-Jan-2015
	CHICAGO:	375.00
	CTA:	150.00
	TOTAL:	525.00

19-10-312-037-0000 | 20150101655948 | 1-562-052-224

REAL ESTATE TRANSFER TAX		08-Jan-2015
	COUNTY:	25.00
	ILLINOIS:	50.00
	TOTAL:	75.00

19-10-312-037-0000 | 20150101655948 | 0-962-659-968

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Executed by the undersigned on Dec 19, 2014:

GRANTOR:
JPMorgan Chase Bank, N.A.

By: *Janet Hill* DEC 19 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

SEND SUBSEQUENT TAX BILLS TO:
Baltazar Fernandez and Rosaura Fernandez, 3742 S. Kedzie Ave., Chicago, IL 60632

See Attached
Notary Acknowledgement

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 19, 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 Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



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Exhibit A
Legal Description

LOT 47 IN BLOCK 10 IN W.F. KAISER AND COMPANY'S ARDALE SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) IN SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-10-312-037-0000 ✓

JA

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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.

AW

Cook County Clerk's Office