UNOFFICIAL C



1502846099 Fee: \$76.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 01/28/2015 10:13 AM Pg: 1 of 6

This Document Prepared By:

	b = total topulou by.
T	ne Lav Office of Beth Mann,
1.5	5127 S. 73 rd Ave.
Si	ite F
0	rland Park II 60462

After Recording Return .o:
Luis & Sandra Diaz
15406 Broadway Ave Apt 32
Harvey IL 60426

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of 12cc w 526, 2014, between JPMorgan Chase Bank, National Association, hereinafter ("Grant's"), and LUIS DIAZ and SANDRA DIAZ, whose mailing address is 15406 Broadway Ave. Apt 32, Harvey IL 60426, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Granor, 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 situater in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as 14918 ASHLAND AVE, HARVEY IL 60426.

And the Grantor, for itself, and its successors, does covenant, premise 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 encurroered or charged, except as herein recited; and that the said premises, against all persons lawfull velviming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

DBI/ 67125961.5



FIDELITY NATIONAL TITLE

REAL ESTATE TRANSFER TAX COUNTY: 2.00 ILLINOIS: 4.00 TOTAL: 6.00

29-07-422-024-0000 | 20150101656498 | 1-989-224-064

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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.

Property of Cook County Welent's Office DB1/67125961.5

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Executed by the undersigned	d on Dec 18	, 20 <u>14</u> :		
	Name:	lase Bank, Nation: Janet Filli		DEC 18 201
	Title:	Vice President		
STATE OF	<i>(</i>)			
COUNTY OF	\rightarrow)ss			
that as such [HER] free and voluntary ac	nd personally knowstrument, appear [HE] [SNE]	own to me to be the	theesame person who day in person and a red the instrument a	of se name is
Given under my hand		\		
Commission expires Notary Public	, 20			
SEND SUBSEQUENT TAX	BILLS TO:		See At Notary Ackno	tached owledgement
Luis & Sandra Diaz 15406 Broadway Ave Apt 3: Harvey IL 60426	2	OUNT.	Je	
		COUNTY	John Control	
31/67125961.5			450	Co

DB1/67125961.5

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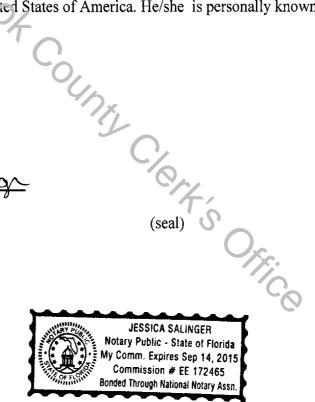
Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 18, 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.

Printed Name: Jessica Salinger



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Exhibit A Legal Description

THE SOUTH 10 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 167 IN HARVEY, IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Commonly known as 14918 ASHLAND AVE HARVEY IL 60426

Permanent Index No.: 29-07-422-024-0000 //

DBI/ 67125961.5

Property of Cook County Clark's Office

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Exhibit B Permitted Encumbrances

- The lien of taxes and assessments for the current year and subsequent years; 1.
- Matters that would be shown by an accurate survey and inspection of the property; 2.
- 3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
- Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of 4. 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
- ses, p.
 fany ac.

 Of Columnia Clark's Office Any heenses, permits, authorizations or similar items (if any) in connection with the 7. conduct of any activity upon the property.

DB1/67125961.5