

UNOFFICIAL COPY



Doc#: 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:

The Law Office of Beth Mann,
15127 S. 73rd Ave.
Suite F
Orland Park, IL 60462

After Recording Return To:

Luis & Sandra Diaz
15406 Broadway Ave Apt 32
Harvey IL 60426

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of December, 2014, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **LUIS DIAZ and SANDRA DIAZ**, whose mailing address is 15406 Broadway Ave. Apt 32, Harvey IL 60426, (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 **14918 ASHLAND AVE, HARVEY IL 60426**.

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.

DBI/67125961.5

No 20275



\$ 4,000

FIDELITY NATIONAL TITLE

320728

REAL ESTATE TRANSFER TAX

14-Jan-2015



COUNTY: 2.00
ILLINOIS: 4.00
TOTAL: 6.00

UNOFFICIAL COPY

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 Clerk's Office

DBL/ 67125961.5

UNOFFICIAL COPY

Executed by the undersigned on Dec 18, 2014:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Janet Hill

Name: Janet Hill

Title: Vice President

DEC 18 2014

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 _____, 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:

See Attached
Notary Acknowledgement

Luis & Sandra Diaz
15406 Broadway Ave Apt 32
Harvey IL 60426

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 ✓

Property of Cook County Clerk's Office

See

UNOFFICIAL COPY

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.

DB1/ 67125961.5

Property of Cook County Clerk's Office