

UNOFFICIAL COPY

This Document Prepared By:

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



Doc#: 1505646119 Fee: \$48.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/25/2015 01:47 PM Pg: 1 of 6

After Recording Return To:

Christopher O'Connor
4281 W 76 th St, Apt C2-302
Chicago, IL 60652

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of February, 2015, between **NORTHERN TRUST BANK COMPANY**, hereinafter ("Grantor"), and **Christopher O'Connor**, whose mailing address is **3411 W. 72ND PL, CHICAGO, IL 60629**, (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 **4281 W. 76th ST APT C2-302, CHICAGO, IL 60652**.

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.

DB1: 67125961.5

REAL ESTATE TRANSFER TAX 23-Feb-2015



COUNTY:	8.25
ILLINOIS:	16.50
TOTAL:	24.75

19-27-401-038-1258 | 20150201664261 | 1-129-676-416

FIDELITY NATIONAL TITLE

52016375
01061

REAL ESTATE TRANSFER TAX 23-Feb-2015



CHICAGO:	123.75
CTA:	49.50
TOTAL:	173.25

19-27-401-038-1258 | 20150201664261 | 0-827-219-584

mm

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

UNOFFICIAL COPY

Executed by the undersigned on February 18 20 15 :

GRANTOR:

NORTHERN TRUST BANK COMPANY, by JPMorgan Chase Bank, National Association as attorney in fact

By: Melonye H. Nadeau

Name: _____

Title: Melonye H. Nadeau
Vice President

2.18.15

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

See Attached
Notary Acknowledgement

SEND SUBSEQUENT TAX BILLS TO:

Christopher O'Connor
4281 W 76 th St, Apt C2-302
Chicago, IL 60652

Om
County Clerk's Office

UNOFFICIAL COPY

Notary Acknowledgment

STATE OF FLORIDA

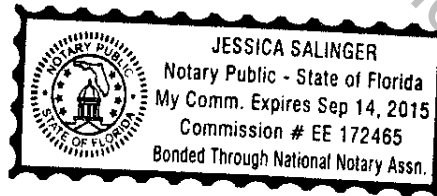
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 18, 2015, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Northern Trust Bank Company, on behalf of the company. He/she is personally known to me.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



Ums

UNOFFICIAL COPY

Exhibit A Legal Description

UNIT NO. C2-302, IN THE FORD CITY CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THEREOF, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED 4-9-1979 IN DOCUMENT NO 24911808, AS AMENDED FROM TIME TO TIME, IN THE COOK COUNTY, ILLINOIS RECORDS.

Commonly known as 4281 W 76TH STREET, APT C2-302, CHICAGO, IL 60652
Property Index No. 19-27-401-038-1258

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.