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This Document Prepared By:

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| Michael S. Fisher |
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Doc#: 1512713084 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2015 01:57 PM Pg: 1 of 5

After Recording Return To:

| |
|----------------------|
| Pervez M. Hai |
| 516 Wildflower Way |
| Streamwood, IL 60107 |

RSS 050523

FIDELITY NATIONAL TITLE SPECIAL WARRANTY DEED

THIS INDENTURE made this 24 day of April, 2015, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Pervez M. Hai**, a single person and not in a civil union whose mailing address is 516 Wildflower Way, Streamwood, IL 60107, (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 **3018 N Narragansett Ave, Chicago, IL 60634**.

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.

5) CCRO REVIEWER RV

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Executed by the undersigned on April 24, 2015:

GRANTOR:

JPMorgan Chase Bank, N.A.

By:

Shannon Flanigan

Name: Shannon Flanigan

Title: Vice President

APR 24 2015

STATE OF _____)

SS

See Attached
Notary Acknowledgement *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:

Pervez M. Hai, 516 Wildflower Way, Streamwood, IL 60107

| REAL ESTATE TRANSFER TAX | | 04-May-2015 |
|---|-----------|-------------|
|  | COUNTY: | 59.25 |
|  | ILLINOIS: | 118.50 |
| | TOTAL: | 177.75 |

| REAL ESTATE TRANSFER TAX | | 04-May-2015 |
|---|----------|-------------|
|  | CHICAGO: | 888.75 |
| | CTA: | 355.50 |
| | TOTAL: | 1,244.25 |

13-30-215-024-0000 | 20150401680856 | 1-972-598-144

13-30-215-024-0000 | 20150401680856 | 1-230-337-408

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Notary Acknowledgement

Sk

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 24, 2015, by Shannon Flanigan, 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 *Sf*
Legal Description

THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 59 IN SECOND ADDITION TO MONT CLARE GARDENS BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE PART TAKEN FOR RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-30-215-024-0000

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Exhibit B
Permitted Encumbrances *SE*

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.

Property of Cook County Clerk's Office