

# UNOFFICIAL COPY

This Document Prepared By:

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Doc#: 1520146125 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2015 01:45 PM Pg: 1 of 5

SEND TAX BILLS &  
After Recording Return To:

Ana Isabel Martinez Duran and Maribel Calvillo Jara
4629 S Damen
Chicago, IL 60609

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 10<sup>th</sup> day of JUNE, 2015, between **NORTHERN TRUST BANK COMPANY**, hereinafter ("Grantor"), and **Ana Isabel Martinez Duran**, an unmarried woman and **Maribel Calvillo Jara**, an unmarried woman, as joint tenants whose mailing address is 4629 S Damen, Chicago, IL 60609, (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 **4607 S Damen Ave., Chicago, IL 60609**.

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.

4607 S. DAMEN AVE.

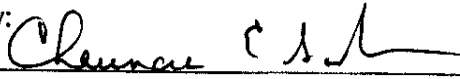
FIDELITY NATIONAL TITLE

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Executed by the undersigned on June 19th, 2015:

GRANTOR:  
NORTHERN TRUST BANK COMPANY, By  
JPMorgan Chase Bank, National Association, Its  
Attorney-in-fact

By:   
Name: Chauncia E Anderson  
Title: Vice President

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		15-Jul-2015
	COUNTY:	32.50
	ILLINOIS:	65.00
	TOTAL:	97.50
20-06-418-003-0000   20150601696200   1-536-281-472		

REAL ESTATE TRANSFER TAX		15-Jul-2015
	CHICAGO:	487.50
	CTA:	195.00
	TOTAL:	682.50
20-06-418-003-0000   20150601696200   1-154-403-200		

SEND SUBSEQUENT TAX BILLS TO:  
Ana Isabel Martinez Duran and Maribel Calvillo Jara, 4629 S Damen, Chicago, IL 60609

4607 S. DAMEN AVE.

C.A.

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## Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this June 19, 2015, by Chauncia Anderson, the Vice President of *JPMorgan Chase Bank, NA*. She is personally known to me.

X Caitin Marquardt  
Notary Public

(seal)

Printed Name: Caitin Marquardt



CAITIN MARQUARDT  
Notary Public, State of Ohio  
My Commission Expires 08-10-2016

4607 S. DAMEN AVE.

C.A.

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**Exhibit A**  
Legal Description

**LOT 96 IN FREDERICK B. CLARK'S SUBDIVISION OF BLOCK 7 OF STONE AND WHITNEY'S SUBDIVISION OF SECTION 6,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 20-06-418-003-0000

Property of Cook County Clerk's Office

4607 S. DAMEN AVE

C.A.

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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.

4607 S. DAMEN AVE.

C.A.