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Doc#: 1524649201 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2015 03:27 PM Pg: 1 of 6

This Document Prepared By:

Segel Law Group, Inc
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

Kirti Morke
140 E NW HWY D 311 Sonora
DES PLAINES, IL 60016
ELGIN IL 60124

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7th day of August, 2015, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Kirti Morke** whose mailing address is 311 Sonora, Elgin IL 60124, (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 **140 E NW HWY D, DES PLAINES, IL 60016**.

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
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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.

140 E NW Hwy RJB

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Executed by the undersigned on August 7, 2015:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Rebecca J. Bingham 8-7-15
Name: Rebecca J Bingham
Title: Vice President

Kirti Morker

SEND SUBSEQUENT TAX BILLS TO: 311 Sonora Elgin IL 60124
~~Kirti Morker 140 E NW HWY D, DES PLAINES, IL 60016~~

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Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this August 7, 2015, by Rebecca J Bingham, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States of America. She is personally known to me.

X Ashley L. Bond
Notary Public

(seal)

Printed Name: Ashley L. Bond

140 E NW Hwy RJB



ASHLEY L. BOND
Notary Public, State of Ohio
My Commission Expires 12/10/2018

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Exhibit A Legal Description

THE NORTHEASTERLY 18.33 FEET OF THE SOUTHWESTERLY 98.66 FEET OF LOT FOUR (4) THE SOUTHEASTERLY 8.95 FEET OF THE NORTHWESTERLY 186.25 FEET OF THAT PART OF LOT ONE (1) LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF ALLEY, IN FIRST FEDERAL HOMES, INC., VILLAGE MANOR, A SUBDIVISION OF PART OF TRACT "D" OF CUMBERLAND VILLAGE UNIT 2, A SUBDIVISION OF LOT "C" OF CUMBERLAND VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID FIRST FEDERAL HOMES, INC., VILLAGE MANOR, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 29, 1958, AS DOCUMENT NUMBER 1793131.

Permanent Real Estate Index Number: 09-07-310-045-0000


140 E NW Hwy ^{RJB}
#D
Des Plaines, IL 60016

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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.

140 ENW Hwy ^{RJB}


 REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
 NO. 56486 # D
 08 19 15
 140 NORTHWEST
 CITY OF DES PLAINES

31-Aug-2015

REAL ESTATE TRANSFER TAX		
		COUNTY: 55.00
		ILLINOIS: 110.00
		TOTAL: 165.00

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