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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 Presered By:

| Segel Law Group, Inc | |
|-------------------------|-----|
| 1827 Walden Office Squa | ire |
| Suite 450 | Ox |
| Schaumburg IL 60173 | |

After Recording Return To:

| <u> </u> | |
|--------------------|-----------|
| Kirti Morker | |
| 140 E NW HWY D 3 | il Sonoro |
| DES PLAINES, IL 60 | 016 |
| ELGIN IL | 60124 |

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7 day of Luguet, 20 15, Setween JPMorgan Chase Bank, National Association, hereinafter ("Grantof"), and Kirti Morke whose mailing address is 311 Sonora, Elgin IL 60124, (hereinafter, [collectively], "Grantee"), WTNESSETH, 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, GRAINT, 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 Exribit 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 DB1/67125961.5



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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.

AVE AND TO Ho.

nging or in anywise app.

atsoever of the said Grantor, c.

Grantee forever.

HAO ENW Huy RIP

DB1/67125961.5

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| Executed by the undersigned | GRANTOR: JPMorgan Chase Bank, National Association By: Lesseca J Bingham Name: Rebecca J Bingham Title: | |
|-----------------------------------|---|-----|
| | Vice President | |
| SEND SUBSEQUENT TAX Kirti Mork | Kirti Morker KBILLS TO: 311 Sonera Elgin IL 601 Ler 140 ENW HWY D, DES PLAINES IL 60016 | 124 |
| | Ox Coot County Clart's Oxica | |

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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 Z. Box

Printed Name: Ashley L. Bond

140 ENW Hwy RJB

(seal)



A SHLEY L. BOND Notary Tublic, State of Ohio My Comunission 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 SUEDIVISION OF LOT "C" OF CUMBERLAND VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 7, TOV/NSHIP 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 NA CONTS OFFICE NUMBER 1793131.

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

HD Des Plaines, IL 40016

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Exhibit B

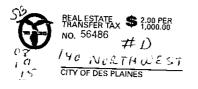
Permitted Encumbrances

- The lien of taxes and assessments for the current year and subsequent years; l.
- 2. Matters that would be shown by an accurate survey and inspection of the property;
- All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other 3. matters of record, to the extent valid, subsisting and enforceable;
- Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of 4. governmental agencies or their instrumentalities relating to the property, the buildings lo cated thereon, their construction and uses, in force on the date hereof (if any such exist);
- 5. All reads and legal highways;
- 6.
- Any licenses, permits, authorizations or similar items (if any) in connection with the conduct 7.

All.

Rights of pal.

Any licenses, permits, a of any activity upon the property of the proper



| REAL ESTATE TRANSFER TAX | | 31-Aug-2015 | |
|--------------------------|------------|----------------|---------------|
| | COUNTY: | 55.00 | |
| | 138 | ILLINOIS: | 110.00 |
| | | TOTAL: | 165.00 |
| 09-07-310 | 0-045-0000 | 20150701609716 | 1-218-656-128 |