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Doc#: 1526519104 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 11:57 AM 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:

Maria De Lourdes Mazon
4550 N. Linder Ave., Unit 2E
Chicago, IL 60630

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of June, 2015, between **Northern Trust Bank Company**, hereinafter ("Grantor"), and **Maria De Lourdes Mazon**, whose mailing address is 1227 S. Harlem Ave. #515, Berwyn IL 60402, (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 **4550 N. Linder Ave., Unit 2E, Chicago, IL 60630**.

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.

FIDELITY NATIONAL TITLE 003315410

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those

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Bm

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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.

Property of Cook County Clerk's Office

UNOFFICIAL COPYExecuted by the undersigned on June 18, 2015:

GRANTOR:

**Northern Trust Bank Company, by JPMorgan Chase Bank,
National Association, its Attorney-in-Fact.**By: Jessica Salinger 6/18/15
Name: _____
Title: **Jessica Salinger**
Vice President

SEND SUBSEQUENT TAX BILLS TO:

Maria De Lourdes Mazon; 4550 N. Linder Ave., Unit 2E, Chicago IL 60630**REAL ESTATE TRANSFER TAX** 21-Sep-2015

COUNTY:	35.50
ILLINOIS:	71.00
TOTAL:	106.50

13-16-114-045-1011 | 20150701612374 | 1-348-218-752

REAL ESTATE TRANSFER TAX

21-Sep-2015



CHICAGO:	532.50
CTA:	213.00
TOTAL:	745.50

13-16-114-045-1011 | 20150701612374 | 1-553-723-264

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Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 18, 2015 by Jessica Salinger, the Vice President of JPMorgan Chase Bank, National Association, as attorney in fact for Northern Trust Bank Company, on behalf of the company. He/She is personally known to me.

X Shannon Flanigan

Notary Public



(seal)

Printed Name: Shannon Flanigan

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Exhibit A
Legal Description

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UNIT NO. 2-E IN WINDSOR COURTS CONDOMINIUM NO. 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23134384, AS AMENDED FROM TIME TO TIME, IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **13-16-114-045-1011**

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Exhibit B of 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.